



DRAFT SUPPLEMENT TO A FINAL ENVIRONMENTAL IMPACT  
REPORT

SOUTH OF MARKET REDEVELOPMENT PLAN  
AMENDMENT

San Francisco Redevelopment Agency • San Francisco Planning Department

Planning Department Case No. 94.670E  
State Clearinghouse No. 1996092044

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Written comments should be sent to:  
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**San Francisco Redevelopment Agency**

770 Golden Gate Avenue  
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DATE: August 28, 2004

TO: Distribution List for the South of Market Redevelopment Plan Amendment

FROM: Lisa Zayas-Chien, San Francisco Redevelopment Agency

SUBJECT: Draft Supplement to the Final Environmental Impact Report for the South of  
Marked Redevelopment Plan Amendment (Planning Department Case No.  
94.670E)

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This is the draft of the Supplement ("Draft Supplement") to the Final Environmental Impact Report ("SEIR") for the South of Market Redevelopment Plan Amendment. A public hearing before the San Francisco Redevelopment Agency ("Agency") Commission and Planning Commission will be scheduled during the 45-day public review period, which begins on August 28, 2004 and ends on October 12, 2004, to receive public comments on the adequacy and accuracy of the Draft Supplement. (For more information on the scheduling of this hearing, please contact Lisa Zayas-Chien at 749-2400). After the public hearing, the Agency and the Planning Department will prepare and publish a document titled "Summary of Comments and Responses to Comments" that will contain a summary of comments on the Draft SEIR and responses ("Comments and Responses"). It may also specify changes to this Draft Supplement. Those who testify at the hearing on the Draft Supplement will automatically receive a copy of the Comments and Responses document, along with notice of the date reserved for certification; others may receive such copies and notice upon specific request or by visiting our office. This Draft Supplement together with the Summary of Comments and Responses document will be considered by the Agency Commission and the Planning Commission at a public meeting and, if deemed adequate, certified as the Final Supplement.

After certification, a one volume Final Supplement will be published, which will contain the Draft Supplement, the Comments and Responses document (including any changes to the text of the Draft Supplement which result from the public comment process), as well as a copy of the certification resolution. Some members of the public who receive the Draft Supplement and the Comments and Responses documents may not wish to also receive the Final Supplement (which will replicate and consolidate the Draft Supplement and the Comments and Responses). To address this preference and to avoid expending money and paper needlessly, the Final Supplement will only be mailed to those members of the public who specifically request the Final Supplement. (Public agencies on the distribution list will automatically receive a copy of the Final SEIR).

If you would like a copy of the Final Supplement, please fill out and mail the postcard provided inside the back cover of the Draft Supplement to the Agency no later than two weeks after certification of the SEIR. Any member of the public who does not request a Final Supplement by that time will not be mailed a copy. However, a copy will be available for review at the Agency.

Thank you for your interest in this project.



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# SUMMARY

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This document is a Supplement to the 1997 South of Market (SOM) Redevelopment Plan Amendment Final Environmental Impact Report (FEIR) and has been prepared by the San Francisco Redevelopment Agency (Agency) and the San Francisco Planning Department. This Supplement describes the project changes, and reviews environmental effects of the Revised Plan Amendment compared to the effects of the 1997 Plan Amendment described in the FEIR. It also determines the extent to which the Revised Plan Amendment would create significant new environmental effects not previously evaluated in the 1997 Plan Amendment FEIR, and the extent to which circumstances under which the project was evaluated in 1997 may have changed. Specifically, this Supplement reexamines impacts on: Planning Context and Land Use; Employment, Population and Housing; Transportation; Air Quality; Energy; Noise; Geology and Seismology; Hazards; Community Services; Cultural Resources; and Visual Quality and Shadows in the context of the Revised Plan Amendment. Analysis of Employment, Population and Housing, Transportation, Air Quality, and Cultural Resources is also presented in the context of new demographic information; traffic conditions; California Environmental Quality Act (CEQA) Guidelines; and mitigation measures, respectively. The analysis herein indicates that a Subsequent EIR is not required by CEQA Guidelines Sections 15162, 15163 and 15164, because a Supplement to an EIR (rather than a Subsequent EIR) is appropriate if only minor additions or changes are necessary to make a previous EIR adequately apply to the project as revised or in view of the change in the project circumstances. This document meets criteria for a Supplement to an EIR, under CEQA Guidelines Section 15163. This Supplement conforms to the CEQA, Public Resource Code Sections 21000 – 21178 and the State CEQA Guidelines.

The Revised Plan Amendment differs from the 1997 SOM Redevelopment Plan Amendment (SOM Plan Amendment proposal) in the following ways:

- The Revised Plan Amendment would extend the expiration date of the redevelopment plan from June 11, 2010 to June 11, 2020;
- The Revised Plan Amendment would encompass a smaller Project Area;

- The Revised Plan Amendment would reduce the number of residential units expected to be developed or rehabilitated by 1,425 units; and
- The Revised Plan Amendment would reduce the amount of commercial and industrial space expected to be developed or rehabilitated by 50,272 square feet and 91,445 square feet, respectively.

Overall, the Revised Plan Amendment would result in substantially less anticipated development and redevelopment activity than what was proposed under the SOM Plan Amendment proposal.

Analysis in this Supplement to the FEIR shows that Planning Context and Land Use, Employment, Population, and Housing, Energy, Noise, Hazards, Community Services, Cultural Resources, and Visual Quality and Shadows impacts would remain less than significant or be mitigated to a less-than-significant level. Analysis in this Supplement also shows that Geology and Seismology impacts would remain significant and unavoidable. Cumulative air quality impacts would be reduced from a significant and unavoidable level under the SOM Plan Amendment proposal to a less-than-significant level under the Revised Plan Amendment. Cumulative transportation impacts, on the other hand, would change from being less-than-significant under the SOM Plan Amendment proposal to being significant and unavoidable under the Revised Plan Amendment.

All mitigation measures identified by the FEIR would continue to apply to the Revised Plan Amendment. This Supplement refines and further defines mitigation measures for cultural resources impacts, which complement the mitigation measures previously discussed in the FEIR.

The reader is referred to Section IV for a discussion of updated mitigation measures. In addition, Appendix C compares the differences (if any) between the mitigation measures presented in the FEIR and the additional or revised mitigation measures discussed in this Supplement.

# **I. INTRODUCTION**

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## **A. PROJECT OVERVIEW**

The Redevelopment Plan Amendment proposes to convert an earthquake recovery area, currently the SOM Earthquake Recovery Redevelopment Plan (ERRP) Project Area, to a redevelopment project area and authorize the Agency to use tax-increment financing to alleviate physical and economic conditions of blight and to use eminent domain to alleviate these blighting conditions.<sup>1</sup> In order to finance projects and programs that would alleviate the conditions of blight, the Redevelopment Plan Amendment would also include:

- An extension of the expiration date of the redevelopment plan by 10 years, from June 11, 2010 to June 11, 2020;
- Extensions of the deadlines for the Agency to incur and repay indebtedness secured by tax increment funds; and
- And increases in the aggregate amount of tax increment the Agency may receive (from \$102,000,000 to \$200,000,000) and the maximum amount of bonded indebtedness the Agency may have outstanding at any one time (from \$60,000,000 to \$80,000,000).

This Supplement is an integral part of the environmental review process necessary to adopt the SOM Redevelopment Plan Amendment. It is an informational document that supplements the SOM Redevelopment Plan proposal FEIR and provides information to members of the San Francisco Board of Supervisors, Agency Commission, the Planning Commission, other governmental bodies, affected taxing entities, and other interested parties.

In 1997, the Agency proposed the SOM Redevelopment Plan Amendment to the SOM ERRP. The SOM ERRP was adopted and approved by the San Francisco Board of Supervisors in 1990. A Final Environmental Impact Report for the SOM Redevelopment Plan proposal was certified on January 23, 1997. However, the SOM Plan Amendment proposal was not presented for adoption for a variety of reasons. The Agency is currently proposing certain changes to the SOM Plan Amendment proposal. The revised amendment in this Supplement is referred to as the “Revised Plan Amendment.”

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<sup>1</sup> The use of eminent domain will not have any environmental effects.



As with the SOM Plan Amendment proposal, the potential scenario with the Revised Plan Amendment would facilitate a series of actions, such as redevelopment and/or rehabilitation of identified opportunity sites, which can be characterized as infill development. The redevelopment and/or rehabilitation activity would occur either as public or as private projects, and with or without the Agency's assistance. Compared to the SOM Plan Amendment proposal, however, the Revised Plan Amendment would encompass a smaller Project Area and would reduce the amount of residential units, commercial space and industrial space expected to be developed or rehabilitated in the Project Area. Due to the overall reduction in the development scenario and the extension of the expiration date of the redevelopment plan by 10 years, the Revised Plan Amendment represents an important change from the SOM Plan Amendment proposal. In addition, traffic conditions and Project Area demographics have changed since the certification of the FEIR. The changes in the Revised Plan Amendment itself and in circumstances under which the Revised Plan Amendment would be undertaken require revisions to the 1997 FEIR. State CEQA Guidelines Section 15162 requires preparation of a supplement or a subsequent EIR under the following conditions: when there are (1) substantial changes to the project, (2) substantial changes to the circumstances under which a project will be undertaken, or (3) new information becomes available after certification of an EIR, which indicates that the project (or revised project) may have one or more new significant environmental effects, or previously discussed significant effects will be substantially more severe, or new (or different) mitigation measures become available which may substantially reduce a significant effect. As previously summarized, certain features of the SOM Plan Amendment Proposal have been revised since the preparation of the FEIR. In addition, the *Mid-Market and South of Market Redevelopment Area Transportation Study* (2002 Transportation Study), discussed in more detail later in this Supplement, indicates that there has also been an intervening change in traffic conditions in that the proposed SOM Plan Amendment could result in cumulatively significant transportation impacts to the intersection of Fifth/Mission. A Supplement to the FEIR has been prepared because State CEQA Guidelines, Section 15163 indicates that a supplement to an EIR (rather than a subsequent EIR) is appropriate if only minor additions or changes are necessary to make a previous EIR adequately apply to the project as revised or in view of the change in the

project or project circumstances. For these reasons, the Agency has prepared this Draft Supplement to the FEIR.

The Supplement relies on the SOM Plan Amendment proposal FEIR, the *Mid-Market Redevelopment Plan FEIR* (Mid-Market FEIR) and the 2002 Transportation Study.<sup>2</sup> The SOM Plan Amendment proposal FEIR will be referenced as the “SOM FEIR,” followed by a page number. The Mid-Market FEIR will be cited as the “MM FEIR,” followed by a page number.

## **B. PROJECT HISTORY**

Following the October 1989 Loma Prieta Earthquake, the Agency prepared the SOM ERRP to repair, restore, and/or replace buildings and physical infrastructure damaged by the earthquake. The SOM ERRP was adopted and approved by the Board of Supervisors of the City and County of San Francisco in 1990 and subsequently amended in 1994, 1995, and 1997. Because the Loma Prieta Earthquake was declared to be a major disaster under federal law, the originally proposed SOM ERRP was exempt from the environmental impact report requirement under the disaster exemption of CEQA, Public Resources Code Section 21000 et seq., and accompanying regulations found in Title 14 of the California Administrative Code. Section 21080 of CEQA provides that “(a) Except as otherwise provided in this division [CEQA statutes], this division does not apply to ... (3) Projects undertaken, carried out, or approved by a public agency to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code.”

The SOM ERRP Area is generally bounded by Stevenson, Mission and Natoma Streets on the north, Fifth Street on the east, Harrison and Folsom Streets on the south and Seventh Street on the west. The Area’s focus is the Sixth Street corridor, a mixed-use community characterized

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<sup>2</sup> The *Mid-Market Redevelopment Plan, Final Environmental Impact Report*, Planning Department Case No. 2002.0805E (SCH #2001082084) and the *2002 Mid-Market and South of Market Redevelopment Area Transportation Study* are available for public review by appointment at the San Francisco Redevelopment Agency, 770 Golden Gate Avenue.



by a prevalence of older commercial and residential buildings including many single-room occupancy (SRO) residential hotels and commercial and light-industrial uses.

In 1997, the Agency proposed to amend the SOM ERRP. That amendment would have broadened the range of revitalization efforts permissible under the SOM ERRP as well as expanded the boundaries of the Project Area. The FEIR analyzed the SOM Plan Amendment proposal and concluded that it would result in two significant unavoidable environmental impacts. The significant unavoidable air quality impact resulted from exceeding nitrogen oxide emission standards. The significant unavoidable geology and seismology impact was due to exposure of additional population to potential seismic hazards; that significant effect could be reduced but not eliminated (SOM FEIR, p. 214).<sup>3</sup> The individual and cumulative impacts of the SOM Plan Amendment proposal on Planning Context and Land Use, Employment, Population and Housing, Transportation, Energy, Noise, Hazards, Community Services, Cultural Resources, and Visual Quality and Shadows were found to be less than significant or would be reduced to a less-than-significant level with mitigation measures identified in the SOM FEIR. The SOM Plan Amendment proposal was not presented for adoption for a variety of reasons.

In 2000, Agency planning was underway for a *Mid-Market Redevelopment Plan*. The *Mid-Market Redevelopment Plan* was proposed as a 30-year program that would authorize the Agency to participate in certain projects and programs seeking to correct or alleviate documented physical and economic blighting conditions in the Mid-Market Project Area (MM FEIR, p. S-2).<sup>4</sup> The Mid-Market Project Area is adjacent to the boundaries of the SOM Revised Plan Amendment Project Area along Mission and Stevenson Streets and generally along the northern part of the Sixth Street corridor. The Mid-Market FEIR included information on the SOM Plan Amendment proposal Project Area due to the proximity of the

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<sup>3</sup> San Francisco Redevelopment Agency and San Francisco Planning Department, *South of Market Redevelopment Plan Amendment Final Environmental Impact Report*, certified January 23, 1997, Case No. 94.670E. A copy of this report is on file and available for public by appointment review at the San Francisco Redevelopment Agency, 770 Golden Gate Avenue.

<sup>4</sup> San Francisco Redevelopment Agency, *Mid-Market Redevelopment Plan Final Environmental Impact Report*, certified September 18, 2003, SCH #2001082084, Case No. 2002.0805E. A copy of this report is on file and available for public review by appointment at the San Francisco Redevelopment Agency, 770 Golden Gate Avenue.



two redevelopment areas. Additionally, a 2002 Transportation Study was completed as part of the Mid-Market FEIR.

In the interim between the original adoption and approval of the SOM ERRP and now, the Agency has completed or committed to approximately twenty projects in the SOM ERRP Project Area, many of which were analyzed in the SOM FEIR and had subsequently undergone project-specific environmental review.



## **II. PROJECT DESCRIPTION**

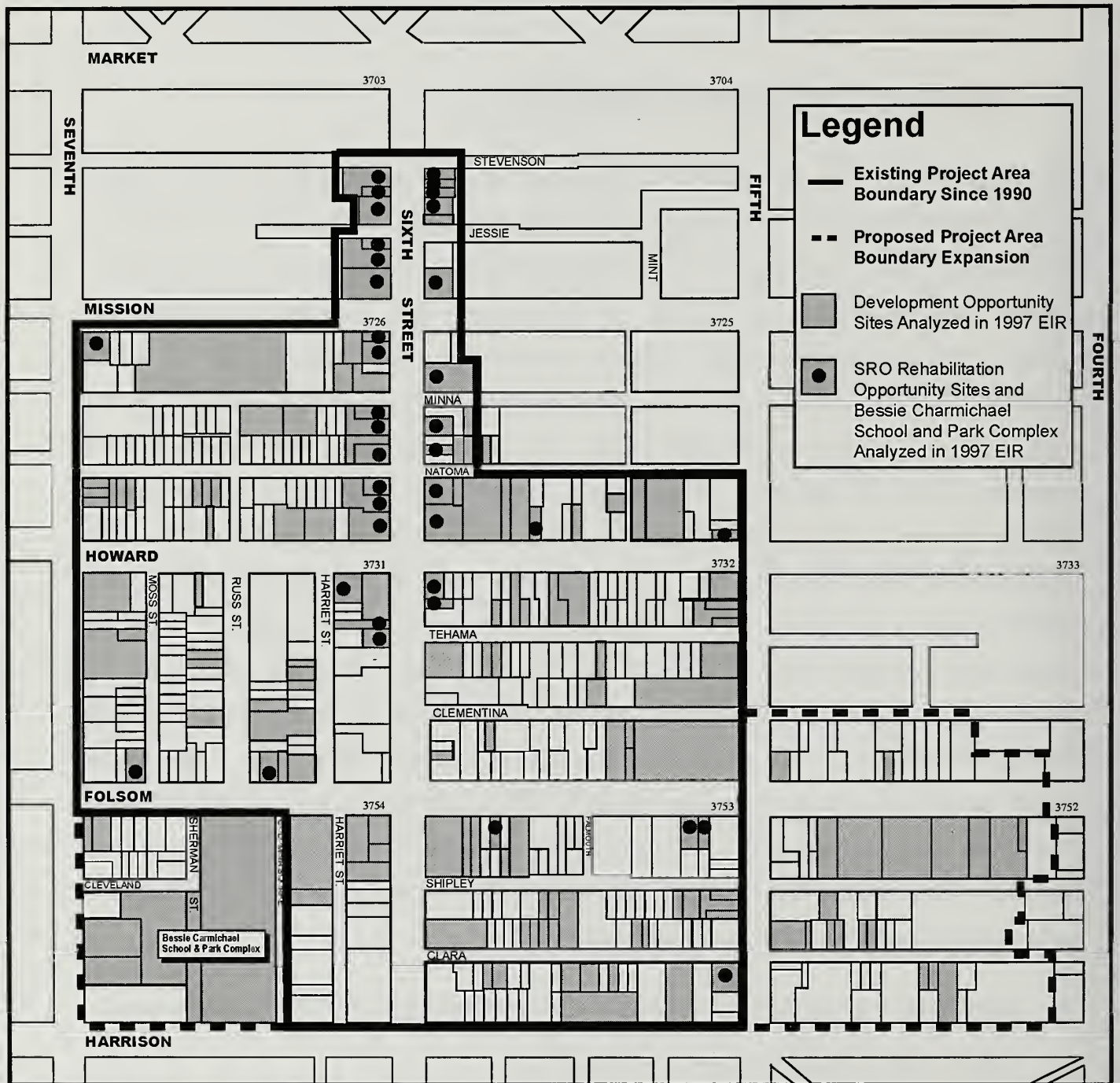
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### **A. SOM PLAN AMENDMENT PROPOSAL**

The original SOM Plan Amendment proposal would expand the boundaries of the existing SOM ERRP Project Area to include a total of 80.5 acres bounded generally by Stevenson, Mission and Natoma Streets on the north, Fourth and Fifth Streets on the east, Harrison Street on the south, and Seventh Street on the west (See Figure 1). The SOM Plan Amendment proposal would also broaden the range of revitalization efforts beyond those of solely repairing, restoring and/or replacing buildings and physical infrastructure damaged by the earthquake, as called for in the SOM ERRP. The SOM Plan Amendment proposal would establish goals and objectives to encourage development of new housing, accommodate business growth and expansion, promote employment of local residents and provide essential community services. Redevelopment Program activities carried out under the amended SOM ERRP to achieve these goals would be expected to yield a total of 2,159 residential units (579 single-room occupancy units, 729 small residential units, and 851 family units), 164,900 square feet of commercial development, and 182,800 square feet of industrial development (SOM FEIR, p. 1). The SOM Plan Amendment proposal would also result in the redevelopment of the Bessie Carmichael School and Park Complex, occupying 223,800 square feet of the southwest corner of the Project Area. Additionally, the SOM Plan Amendment proposal would result in rehabilitation of 400 existing SRO units that are either vacant or have very substandard living conditions (SOM FEIR, p. 22).

### **B. 2002 MID-MARKET AND SOUTH OF MARKET REDEVELOPMENT AREA TRANSPORTATION STUDY**

The 2002 Transportation Study analyzed a SOM Redevelopment Program that consisted of 748 residential units (454 small residential units and 294 family units), 114,618 square feet of commercial space and 91,375 square feet of industrial space, at buildout in 2020



\*Development and SRO Rehabilitation Opportunity Sites are examples only of where development might occur in the future, either privately or publicly, with or without Redevelopment Agency assistance.

SOURCE: San Francisco Redevelopment Agency.

SOUTH OF MARKET REDEVELOPMENT PLAN AMENDMENT  
FIGURE 1: 1997 PROJECT AREA BOUNDARY EXPANSION AND POTENTIAL DEVELOPMENT SCENARIO



(See Table 1).<sup>5</sup> The SOM Redevelopment Program analyzed in the 2002 Transportation Study included 1,411 fewer residential units, 50,272 fewer square feet of commercial space, and 91,445 fewer square feet of industrial space than the Redevelopment Program under the SOM Plan Amendment proposal. The 2002 Transportation Study analyzed a SOM Redevelopment Plan project description that is generally consistent with the now proposed Revised Plan Amendment project description; the Revised Plan Amendment would include 86 additional residential units and the same commercial and industrial floor area as the SOM Redevelopment Plan analyzed in the 2002 Transportation Study.

**TABLE 1**  
**SOM REDEVELOPMENT PROGRAM ANALYZED IN THE 2002**  
**TRANSPORTATION STUDY**

Land Use Category	Project Description in GSF	Residential Units
Residential	468,900	748
SRO	n/a	n/a
Small Residential (Studio/1 Bedroom)	204,300	454
Family (2 + Bedrooms)	264,600	294
Commercial	114,618	-
Industrial	91,375	-
<b>Total</b>	<b>674,893</b>	<b>748</b>
<b>Project Area Size</b>	<b>68.81</b>	<b>-</b>

*Source:* San Francisco Redevelopment Agency, *South of Market Redevelopment Plan Amendment Final Environmental Impact Report*, 1997; Project Summary Table, 2004.

## C. REVISED PLAN AMENDMENT

The Agency is now considering certain changes to the SOM Plan Amendment proposal. The Revised Plan Amendment would expand the boundaries of the existing SOM ERRP Project Area to include a total of 68.8 acres bounded generally by Stevenson, Mission and Natoma

<sup>5</sup> San Francisco Redevelopment Agency, *Mid-Market and South-of-Market Redevelopment Project Transportation Study*, 2002.

Streets on the north, Fifth Street on the east, Harrison Street on the south and Seventh Street on the west (see Figure 2). This differs from the SOM Plan Amendment proposal Project Area in that the boundaries would not include an 11.7-acre area bounded generally by Clementina Street to the north, Fourth Street to the east, Harrison Street to the south and Fifth Street to the west. The Revised Plan Amendment would also convert the SOM ERRP to a standard redevelopment project area by establishing goals and objectives to alleviate physical and economic conditions of blight and increasing the tax increment and bonded indebtedness caps and the time limits by which the Agency can incur and retire tax increment financing to fund its program in the SOM Project Area. To finance projects and programs that would alleviate the conditions of blight, the Revised Plan Amendment would include:

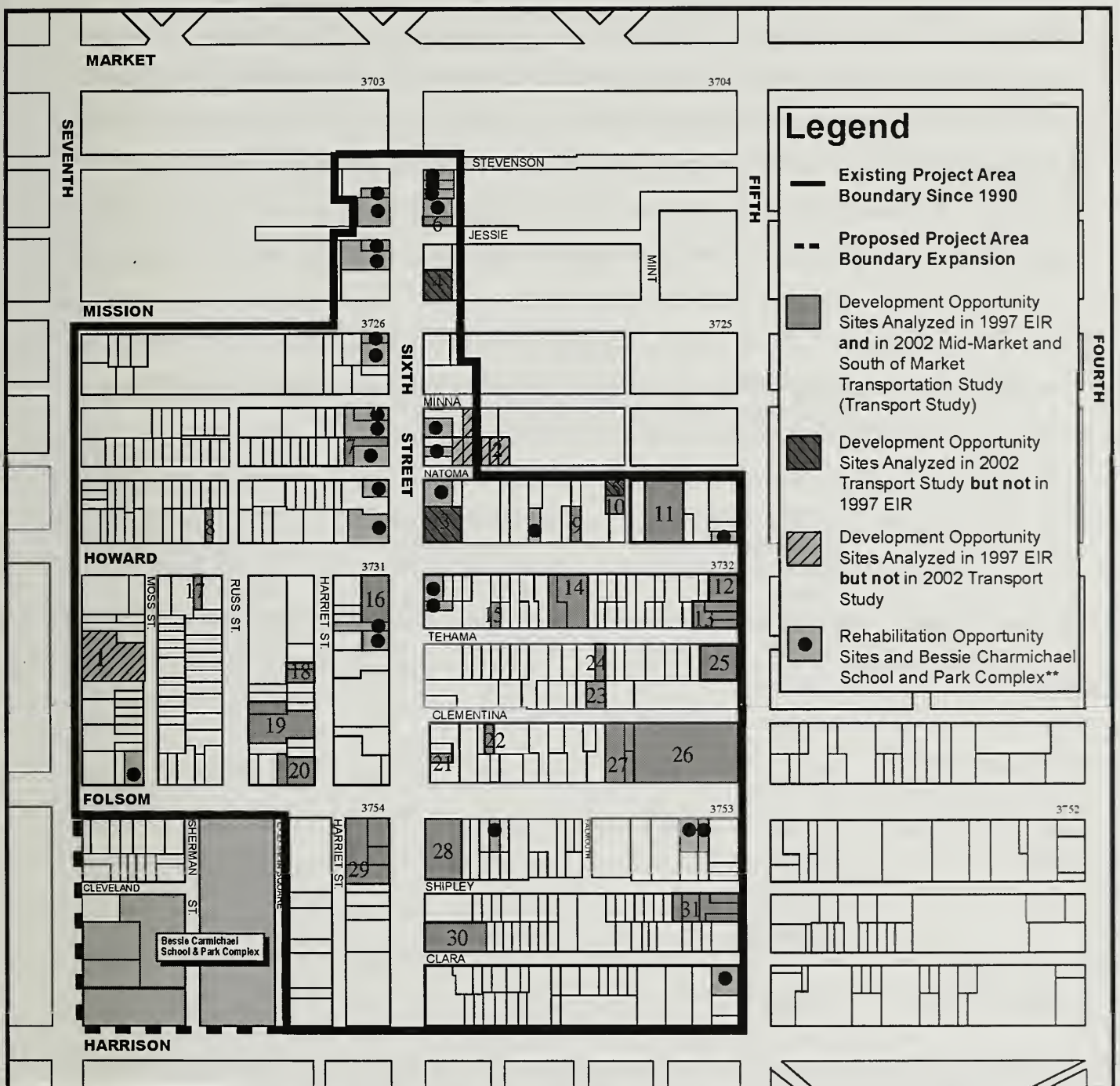
- An extension of the expiration date of the redevelopment plan by 10 years, from June 11, 2010 to June 11, 2020;
- Extensions of the deadlines for the Agency to incur and repay indebtedness secured by tax increment funds;
- Increases in the aggregate amount of tax increment the Agency may receive (from \$102,000,000 to \$200,000,000) and the maximum amount of bonded indebtedness the Agency may have outstanding at any one time (from \$60,000,000 to \$80,000,000); and
- Authorize the use of eminent domain to blighted properties if the property owners are unable or unwilling to eliminate the blighting conditions.

The Agency would carry out a comprehensive program to alleviate the adverse effect of blight in the Project Area based on implementing the following five main elements of the Revised Plan Amendment's Redevelopment Program:

1. Improve residential conditions and encourage residential activity;
2. Improve economic conditions and encourage business activity;
3. Promote area quality of life and social services;
4. Address infrastructure and transportation needs; and
5. Assure appropriate neighborhood land uses and design.

Implementation of the elements of the Revised Plan Amendment Redevelopment Program would be expected to yield a total of 834 residential units (483 small residential units and 351 family units), 114,618 square feet of commercial development and 91,375 square feet of industrial development at buildout in 2020. The Revised Plan Amendment would also result in





\*Development Opportunity Sites are examples of potential future development achieved either privately or publicly, with or without Redevelopment Agency assistance.

\*\*Bessie Charmichael School is currently under construction.

SOURCE: San Francisco Redevelopment Agency.

SOUTH OF MARKET REDEVELOPMENT PLAN AMENDMENT  
FIGURE 2: 2004 PROPOSED PROJECT AREA BOUNDARY AND POTENTIAL DEVELOPMENT SCENARIO

rehabilitation of 300 existing SRO units that are either vacant or have very substandard living conditions. Table 2 compares the SOM Plan Amendment proposal Redevelopment Program with the Revised Plan Amendment Redevelopment Program. The Revised Plan Amendment would result in a decrease of 1,325 residential units, 141,717 square feet of commercial and industrial space, and 100 SRO rehabilitation units, compared to the SOM Plan Amendment proposal. The Revised Plan Amendment Project Area would be approximately 69 acres or about 12 acres smaller than the SOM Plan Amendment proposal Project Area of 80.5 acres.

**TABLE 2**  
**SOM PLAN AMENDMENT PROPOSAL AND REVISED PLAN AMENDMENT**  
**REDEVELOPMENT PROGRAM COMPARISON**

Land Use Category	1997 SOM Plan Amendment Proposal		2004 SOM Revised Plan Amendment		Change from the SOM Plan Amendment Proposal to the Revised Plan Amendment	
	Project Description in GSF	Residential Units	Project Description in GSF	Residential Units	Project Description in GSF	Residential Units
Residential	1,209,750	2,159	533,250	834	-676,500	-1,325
SRO	115,800	579	n/a	n/a	n/a	n/a
Small Residential (Studio/1 Bedroom)	328,050	729	217,350	483	-110,700	-246
Family (2+ Bedrooms)	765,900	851	315,900	351	-450,000	-500
Commercial	164,890	-	114,618	-	-50,272	-
Industrial	182,820	-	91,375	-	-91,445	-
<b>Total</b>	<b>1,557,460</b>	<b>-</b>	<b>739,243</b>	<b>-</b>	<b>-818,217</b>	<b>-</b>
SRO Rehabilitation	-	400	-	300	-	-100
Public (School Site and Park) <sup>1</sup>	223,800	-	n/a	-	n/a	-

Source: San Francisco Redevelopment Agency, *South of Market Redevelopment Plan Amendment Final Environmental Impact Report*, 1997; Project Summary Table, 2004.

Note:

1. School Site and Park refer to the Bessie Carmichael School site, which is currently under construction.

Since the SOM FEIR was a Program FEIR, any future actions or projects falling within the range of programs or overall development within the Project Area analyzed in the FEIR would not require any further environmental review, unless there are project-specific or site-specific environmental impacts or other changed circumstances not identified in the Program FEIR. The Revised Plan Amendment would be implemented through existing *San Francisco Planning Code* controls. Thus, development projects under the Revised Plan Amendment would be reviewed by the Planning Department and/or the Agency under project authorization processes as stated in the *Planning Code*. In the course of such review, the Planning Department and/or the Agency could determine that a specific project's impacts are fully encompassed in the Program FEIR and this Supplement to the FEIR analysis, and that no further CEQA review would be necessary. In other cases, the Planning Department and/or the Agency may find that potential site-specific or project-specific impacts, such as shadow effects or impacts on cultural resources, would require further CEQA review. A Negative Declaration, an Addendum to an EIR or a Supplement to an EIR, as appropriate, would then be prepared to address specific impacts or mitigation measures.





### **III. ANALYSIS OF POTENTIAL ENVIRONMENTAL EFFECTS**

#### **A. PLANNING CONTEXT AND LAND USE**

The SOM FEIR determined that land use impacts that would result from implementation of the SOM Plan Amendment Redevelopment Program would come from intensification of existing uses either by: (1) replacing an existing use with the same use at a greater density; or (2) adding additional square feet to an existing use. As such, the new development under the SOM Plan Amendment proposal contemplates intensification of the existing land uses in the area (SOM FEIR, p. 111). In some cases, changes would occur in the proportion of a given use in a block, e.g., where commercial use would be increased but no housing would be added. The intensification of development with respect to specific land uses that was assumed and analyzed in the SOM FEIR included: 2,159 residential units; 165,000 square feet of commercial use; and 183,000 square feet of industrial use. The SOM FEIR examined potential land use impacts of that development and concluded, overall, that the proposed development program would not change the character of the Project Area in any material way, and thus, would result in a less-than-significant impact on land use.

The Revised Plan Amendment Area contains 423 parcels, of which 382 are improved with buildings. The remaining 41 parcels function as parking lots, storage lots, or are vacant. According to results of a 2002 field survey, more than 50 percent of the land use in the Revised Plan Amendment Project Area is residential. This includes detached and attached housing units, SRO hotels and live/work units. Approximately 38 percent of the land use is commercial, including land uses such as tourist hotels and motels, offices, and retail stores. The remaining land uses, approximately 9 percent, comprise all other land use categories: parking lots, public/institutional (schools, recreation centers, churches, etc.), industrial, warehouse, and vacant lots.<sup>6</sup>

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<sup>6</sup> San Francisco Redevelopment Agency, *South of Market Redevelopment Area Preliminary Report*, November 12, 2003.

The Revised Plan Amendment is identical to the SOM Plan Amendment proposal in that any land use impacts resulting from implementation of the Revised Plan Amendment's Redevelopment Program would come from intensification of existing uses or infill development. The intensification of development would include: 834 residential units; 114,618 square feet of commercial use; and 91,375 square feet of industrial use. The Project Area is a mixed-use district. The Revised Plan Amendment would continue this pattern of uses with a particular focus on replacement or infill residential uses. Under the Revised Plan Amendment, the amount of new development anticipated would be less than that analyzed in the SOM FEIR for the SOM Plan Amendment proposal. The Revised Plan Amendment would not propose or require changes to the existing zoning regulations.

In light of the above, the determination in the SOM FEIR that the SOM Plan Amendment proposal would not adversely change the character of the Project Area in any material way is applicable to the Revised Plan Amendment. The Revised Plan Amendment would not have a significant adverse effect on land use character or compatibility.

## **B. EMPLOYMENT, POPULATION AND HOUSING**

### **SUMMARY OF FEIR ANALYSIS AND CONCLUSIONS**

The FEIR analysis of impacts on Employment, Population and Housing projected that at buildout in 2010, the SOM Plan Amendment proposal would result in an increase of about 990 full-time equivalent jobs, of which 430 would occupy new industrial space, 470 would be in commercial space, and 90 would be housing-related. Based on Association of Bay Area Governments (ABAG) 1994 Projections, it was concluded that an increase in 990 jobs between 1995 and 2010 would represent approximately 2 percent of the total projected Citywide job growth (SOM FEIR, pp. 118-119). The SOM Plan Amendment proposal would generate 2,159 residential units (579 SRO units, 729 small units, and 851 family units). The FEIR assumed that in light of the unmet demand for SRO units, all 579 SRO units would be rented by current residents in the Project Area. The FEIR also assumed that if all of the new households associated with employment growth due to the project chose to live in the Project Area, then of the remaining 1,580 small and family units, about 150 units would be occupied



by households new to the Project Area and 1,430 units would be occupied by existing Project Area residents. Given the then projected average household size in the Project Area of 1.85 persons during the period of 1995 – 2010, the proposed housing units would accommodate a total of 278 individuals.

Finally, the FEIR concluded that employment growth resulting from the SOM Plan Amendment proposal would be within the projected Citywide growth; the increase in population represented population growth that would have occurred elsewhere in the City and, as such, would not add to the overall Citywide population growth projections as then projected by ABAG (SOM FEIR, p. 120).

## **2000 CENSUS SUMMARY**

Since the certification of the FEIR, the US Census Bureau completed the 2000 Census. The following section presents an updated summary of demographic information included in the FEIR, which indicates that conclusions of the FEIR would continue to be applicable to the Revised Plan Amendment.

2000 Census Tracts 176.01, Block Group 2 and 178, Block Group 3 generally represent the population of the Revised Plan Amendment Project Area.<sup>7</sup> Where possible, data for the Project Area are compared with that of San Francisco as a whole. The Project Area totals represent data for Census Tracts 176.01, Block Group 2 and 178, Block Group 3. As shown in Table 3, the total population in the Project Area in 2000 was approximately 5,761 people. Of the total Project Area population, 84 percent were in households and 16 percent were in group quarters. There were 2,340 households in the Project Area and an average household size of 2.1 persons, which is slightly smaller than the Citywide average of 2.3 persons.

In the census tracts containing the Project Area, approximately 80 percent of the 2000 population was 25 years or older, compared to 77 percent for the City as a whole (see Table 4,

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<sup>7</sup> *The South of Market Redevelopment Area Plan Amendment Final Environmental Impact Report* used specific 1990 census block group data for subarea of Census Tracts 176.98 and 178 that approximated the Project Area to develop a profile of population characteristics. This Supplement uses 2000 Census Tracts 176.01, Block Group 2 and 178, Block Group 3 to develop a profile of population characteristics. Census Tract 176.01 has the same boundaries as the 1990 Census Tract 176.98.

p.19). Less than 3 percent of Project Area population was five years or younger, while nine percent were of school age (6 to 17 years). Roughly 50 percent of the population in the Project Area and Citywide was 25 to 49 years of age. Individuals 65 years or older represented about 9 percent of the Project Area population and 14 percent of the Citywide population.

In 2000, Whites and Asians represented 38 and 34 percent, respectively, of the Project Area population, for a combined total of 72 percent (see Table 5, p. 19). Fifteen percent of the Project Area population was Black or African-American. American Indians and Native Hawaiians represented approximately one percent, each, of the Project Area population. Others and people of two races or more accounted for 11 percent of the total Project Area population.

**TABLE 3**  
**PROJECT AREA POPULATION PROFILE, 2000**

	San Francisco County		Census Tract 176.01, Block Group 2		Census Tract 178, Block Group 3		Project Area Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Total Population</b>	<b>776,733</b>	<b>100.00</b>	<b>3,248</b>	<b>100.00</b>	<b>2,513</b>	<b>100.00</b>	<b>5,761</b>	<b>100.00</b>
Male	395,011	50.86	2,124	65.39	1,484	59.05	3,608	62.63
Female	381,722	49.14	1,124	34.61	1,029	40.95	2,153	37.37
Household Population	756,976	97.46	2,724	83.87	2,139	85.12	4,863	84.41
Population in Group Quarters	19,757	2.54	524	16.13	374	14.88	898	15.59
Number of Households	329,700	100.00	1,343	100.00	997	100.00	2,340	100.00
Number of Family Households	147,186	44.64	519	38.64	329	33.00	848	36.24
Average Household Size	2.3	n/a	2.03	n/a	2.15	n/a	2.1	n/a

Source: U.S. Bureau of the Census, *Census 2000*.

**TABLE 4**  
**AGE DISTRIBUTION, 2000**

	San Francisco County		Census Tract 176.01, Block Group 2		Census Tract 178, Block Group 3		Project Area Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Total</b>	<b>776,733</b>	<b>100.00</b>	<b>3,248</b>	<b>100.00</b>	<b>2,513</b>	<b>100.00</b>	<b>5,761</b>	<b>100.00</b>
5 Years or Less	37,268	4.80	90	2.77	61	2.43	151	2.62
6 to 14 Years	56,890	7.32	252	7.76	144	5.73	396	6.87
15 to 17 Years	17,797	2.29	71	2.19	47	1.87	118	2.05
18 to 24 Years	68,973	8.88	234	7.20	263	10.47	497	8.63
25 to 49 Years	375,312	48.32	1,627	50.09	1,434	57.06	3,061	53.13
50 to 64 Years	113,535	14.62	628	19.33	386	15.36	1,014	17.60
65 Years or More	106,958	13.77	346	10.65	178	7.08	524	9.10

Source: U.S. Bureau of the Census, *Census 2000*.

**TABLE 5**  
**RACE AND ETHNICITY, 2000**

	San Francisco County		Census Tract 176.01, Block Group 2		Census Tract 178, Block Group 3		Project Area Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Total</b>	<b>776,733</b>	<b>100.00</b>	<b>3,248</b>	<b>100.00</b>	<b>2,513</b>	<b>100.00</b>	<b>5,761</b>	<b>100.00</b>
White alone	385,325	49.61	1,003	30.88	1,168	46.48	2,171	37.68
Black or African American alone	59,060	7.60	605	18.63	286	11.38	891	15.47
American Indian and Alaska Native alone	3,524	0.45	42	1.29	31	1.23	73	1.27
Asian alone	239,938	30.89	1,263	38.89	703	27.97	1,966	34.13
Native Hawaiian and Other Pacific Islander alone	3,581	0.46	21	0.65	16	0.64	37	0.64
Some other race alone	49,990	6.44	166	5.11	167	6.65	333	5.78
Two or more races	35,315	4.55	148	4.56	142	5.65	290	5.03

Source: U.S. Bureau of the Census, *Census 2000*.



In 2000, of the total Project Area households, 35 percent were Family households and 65 percent were Nonfamily households (see Table 6, p. 21).<sup>8</sup> Citywide, 45 percent and 55 percent of households were Family and Nonfamily households, respectively. In the Project Area, 58 percent of Family households were comprised of 3 or fewer persons and 95 percent of Nonfamily households were comprised of 2 or fewer persons.

Among the 5,125 individuals in the Project Area 16 years and older, 2,465 were employed in 2000 (see Table 7, p. 22). This represents a labor force participation of 58 percent.<sup>9</sup> In comparison, there were 676,376 persons over the age of 16 in the City as a whole. Of these, 427,823 persons were in the labor force for a labor force participation rate of 63 percent. Of the 2,465 employed residents in the Project Area, approximately 98 percent commuted to work.

In 2000, the average median household income for the Project Area was \$27,701 in 1999 dollars compared to \$55,221 for the City (see Table 8, p. 22). Average per capita income in the Project Area was \$18,973 in 1999 dollars compared to \$34,556 for the City.

Approximately 25 percent of Project Area residents had incomes below the poverty level while 11 percent of City residents had incomes below the poverty level. There were 376 households on Public Assistance in the Project Area. This represents about 15 percent of total households in the Project Area compared with 4 percent Citywide.

According to the Census data, there were a total of 2,465 housing units in the Project Area in 2000 (see Table 9, p. 23). Of the total housing units, 207 units, or 8 percent, were owner occupied and 2,133 units, or 87 percent were renter occupied. The remaining 125 units, or 5 percent were vacant. Approximately 10 percent of the Project Area population lived in owner-

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<sup>8</sup> Definition of a family and nonfamily household: A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone (a nonfamily household).

<sup>9</sup> Labor force participation rate is defined as the percentage of a population qualified to work that makes up its labor force ( $2,949/5,125 = 58$  percent).

occupied units and 90 percent lived in renter-occupied units. Citywide, 42 percent and 58 percent of the population lived in owner-occupied and renter-occupied units, respectively. The vacancy rate was about the same for the Project Area and the City.

Housing in the Project Area is considerably more affordable than housing Citywide (see Table 10, p. 23). The majority, 84 percent, of the units rent for less than \$1,000 per month, while only 56 percent of housing Citywide has rents that low. About 64 percent of the units in the Project Area have gross rents of less than \$600 per month. About 16 percent rent housing units for \$1,000 or more per month, compared to 44 percent for the City as a whole.

**TABLE 6**  
**HOUSEHOLD SIZE, 2000**

	San Francisco County		Census Tract 176.01, Block Group 2		Census Tract 178, Block Group 3		Project Area Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Total</b>	<b>329,850</b>	<b>100.00</b>	<b>1,296</b>	<b>100.00</b>	<b>1,103</b>	<b>100.00</b>	<b>2,399</b>	<b>100.00</b>
Family households:	147,186	44.62	519	40.05	329	29.83	848	35.35
2-person household	60,014	40.77	117	22.54	148	44.98	265	31.25
3-person household	32,430	22.03	160	30.83	64	19.45	224	26.42
4-person household	25,685	17.45	83	15.99	46	13.98	129	15.21
5-person household	13,506	9.18	85	16.38	17	5.17	102	12.03
6-person household	7,522	5.11	60	11.56	21	6.38	81	9.55
7-or-more-person household	8,029	5.46	14	2.70	33	10.03	47	5.54
Nonfamily households:	182,664	55.38	777	59.95	774	70.17	1,551	64.65
1-person household	127,380	69.73	657	84.56	530	68.48	1,187	76.53
2-person household	41,767	22.87	105	13.51	188	24.29	293	18.89
3-person household	9,401	5.15	15	1.93	44	5.68	59	3.80
4-person household	2,878	1.58	0	0.00	12	1.55	12	0.77
5-person household	787	0.43	0	0.00	0	0.00	0	0.00
6-person household	249	0.14	0	0.00	0	0.00	0	0.00
7-or-more-person household	202	0.11	0	0.00	0	0.00	0	0.00

Source: U.S. Bureau of the Census, *Census 2000*.

Note: Discrepancies in numbers due to differences in Summary Files. Summary File 1 gives exact numbers even for very small groups and areas, whereas Summary File 3 gives estimates for small groups (based on a sample of households that must be weighted to reflect the entire population). As a result, data for areas such as tracts and small places are less exact. Data above derived from Summary File 3 file.

**TABLE 7**  
**EMPLOYED RESIDENTS, 2000**

	San Francisco County	Census Tract 176.01, Block Group 2	Census Tract 178, Block Group 3	Project Area Total
Total Persons 16+ Years	676,376	2,809	2,316	5,125
Civilian Labor Force	448,432	1,476	1,473	2,949
Employed Residents	427,823	1,185	1,280	2,465
Unemployed Residents	20,609	291	193	484
Percent of Residents that are Employed	95.40	80.28	86.90	83.59
Percent of Residents that are Unemployed	4.60	19.72	13.10	16.41
Commuting to Work	418,553	1,165	1,261	2,426
Percent of Residents Commuting to Work	97.83	98.31	98.52	98.42

Source: U.S. Bureau of the Census, *Census 2000*.

**TABLE 8**  
**PROJECT AREA INCOME PROFILE, 2000**

	San Francisco County	Census Tract 176.01, Block Group 2	Census Tract 178, Block Group 3	Project Area Total
Median Household Income (in 1999 dollars)	\$55,221	\$19,703	\$35,699	\$27,701 average
Per Capita Income (in 1999 dollars)	\$34,556	\$14,079	\$23,867	\$18,973 average
Residents Below Poverty Level in 1999	86,585	937	518	728
Percent Below Poverty Level	11.30	29.00	20.00	24.50 average
Households on Public Assistance in 1999	12,942	261	115	376
Percent Household Population on Public Assistance	3.92	20.14	10.43	15.28 average

Source: U.S. Bureau of the Census, *Census 2000*.



**TABLE 9**  
**HOUSING UNITS AND TENURE, 2000**

	<u>San Francisco County</u>		<u>Census Tract 176.01, Block Group 2</u>		<u>Census Tract 178, Block Group 3</u>		<u>Project Area Total</u>	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Total Housing Units</b>	<b>346,527</b>	<b>100.00</b>	<b>1,425</b>	<b>100.00</b>	<b>1,040</b>	<b>100.00</b>	<b>2,465</b>	<b>100.00</b>
Owner Occupied	115,391	33.30	46	3.23	161	15.48	207	8.40
Renter Occupied	214,309	61.84	1,297	91.02	836	80.38	2,133	86.53
Vacant Units	16,827	4.86	82	5.75	43	4.13	125	5.07
Persons in Owner Occupied units	318,343	42.05	183	6.55	326	14.88	509	10.21
Persons in Renter Occupied units	438,648	57.95	2,613	93.45	1,865	85.12	4,478	89.79

Source: U.S. Bureau of the Census, *Census 2000*.

**TABLE 10**  
**GROSS MONTHLY RENT, 2000**

	<u>San Francisco County</u>		<u>Census Tract 176.01, Block Group 2</u>		<u>Census Tract 178, Block Group 3</u>		<u>Project Area Total</u>	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$200	8,407	3.92	103	7.97	11	1.26	114	5.27
\$200 to \$399	17,085	7.98	374	28.95	217	24.86	591	27.30
\$400 to \$599	24,240	11.32	450	34.83	170	19.47	620	28.64
\$600 to \$749	24,755	11.56	165	12.77	63	7.22	228	10.53
\$750 to \$999	41,989	19.60	64	4.95	141	16.15	205	9.47
\$1000 or More	93,426	43.62	90	6.97	258	29.55	348	16.07
No Charge	4,296	2.01	46	3.56	13	1.49	59	2.73
<b>Total Units</b>	<b>214,198</b>	<b>100.00</b>	<b>1,292</b>	<b>100.00</b>	<b>873</b>	<b>100.00</b>	<b>2,165</b>	<b>100.00</b>

Source: U.S. Bureau of the Census, *Census 2000*.

Note: Discrepancies in numbers due to differences in Summary Files. Summary File 1 gives exact numbers even for very small groups and areas, whereas Summary File 3 gives estimates for small groups (based on a sample of households that must be weighted to reflect the entire population). As a result, data for areas such as tracts and small places that are less exact. Data above derived from Summary File 3 file.

## THE REVISED PLAN AMENDMENT ANALYSIS AND CONCLUSIONS

Implementation of the Revised Plan Amendment Redevelopment Program would result in 114,681 square feet of commercial space and 91,375 square feet of industrial space. Based on a factor of 276 square feet of office space per employee and 567 square feet of industrial space per employee, the Revised Plan Amendment would be expected to result in an increase of about 577 jobs.<sup>10,11</sup> The method used in the Mission Bay EIR and SOM FEIR was used herein to estimate the number of new housing units associated with the 577 jobs. This method assumes that (a) 35 percent of the jobs represent an increase in workers living in the City; (b) 60 percent of these workers represent households new to San Francisco; (c) there is an average of 1.97 workers per household; and (d) the housing vacancy rate is 5.07 percent. Based on these assumptions, the employment growth associated with the project would result in a demand for about 58 additional housing units.<sup>12</sup> The additional demand for 58 new dwelling units would be met in full through the construction of the proposed 834 dwelling units under the Revised Plan Amendment.

Implementation of the Revised Plan Amendment Redevelopment Program would result in 834 residential units. Based on the factor of about 2 persons per household, the Revised Plan Amendment would be expected to result in an increase in population of 1,668 people.<sup>13</sup> Applying the same method of analysis and assumptions used in the SOM FEIR to calculate the population increase resulting from the proposed project, the Revised Plan Amendment would result in a population increase of 116 people. Specifically, if all of the new households associated with employment growth due to the Revised Plan Amendment chose to live in the Project Area, then of the 834 residential units about 58 residential units would be occupied by

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<sup>10</sup> The employee generation factors are based on the *San Francisco Planning Department Transportation Impact Analysis Guidelines for Environmental Review*, Table C-1, October 2002.

<sup>11</sup> For the purposes of this discussion, office space is generally considered representative of commercial space.

<sup>12</sup> *Mission Bay EIR*, Volume II, Table XIV.C.15, File No. 86.505E, describes the procedure used to calculate the amount of additional housing associated with project area employment growth. Here are the steps in the calculations: 577 jobs x 0.35 = additional workers residing in San Francisco = 202. 202 workers x 0.60 = households new to San Francisco = 121. 121 new households/1.97 workers per household = demand for new housing units = 61. 61 new units x 94.93 percent occupancy rate (100 percent – 5.07 percent vacancy rate) = demand for net new housing units = 58.

<sup>13</sup> The ratio of persons per household is based on the ratio used in the *Mid-Market Redevelopment Plan EIR*, 2002 and is generally representative of the number of people per household in the Project Area.

households new to the project area and the remaining 776 residential units would be occupied by existing Project Area residents. With an average household size of 2 persons, the population would be expected to increase by about 116 people.<sup>14</sup>

Since the certification of the SOM FEIR, current San Francisco Redevelopment Agency documents use different methods of calculating population growth as cited in the Mid-Market FEIR (MM FEIR, p. 50). Accordingly, in addition to analyzing population increase using SOM FEIR methods, this Supplement also analyzes population increase using this more current method.

As stated earlier, implementation of the Revised Plan Amendment Redevelopment Program would result in an increase in population of 1,668 people. This population increase would occur over a period of 15 years from 2005 to 2020 and would on average, add about 111 people annually to the Project Area. It is important to note that this population increase analysis is conservative in that it assumes that new City residents would occupy all 834 residential units. More likely, however, a number of residential units would be occupied by existing City and Project Area residents.

Given that the Revised Plan Amendment would on average result in an annual increase of 111 people, it is anticipated that in 2005, 2010, 2015, and 2020 there would be 111, 556, 1,112, and 1,668 new Project Area residents, respectively. In 2010, the additional 556 residents would represent 3.9 percent of the Citywide population growth projected by ABAG to occur between 2005 and 2010.<sup>15</sup> In 2015, the additional 1,112 residents would also represent 3.9 percent of the Citywide population growth projected by ABAG to occur between 2005 and 2015. In 2020, the additional 1,668 residents would represent 3.4 percent of the Citywide population growth projected by ABAG to occur between 2005 and 2020.

Population projections for the Project Area and the surrounding vicinity include ABAG population projections for Census Tracts 176.02 and 178. Population projections for Block Groups 2 and 3, which closely match the boundary of the Project Area, were not available.

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<sup>14</sup> 58 new residential units x 2 persons = 116 people.

<sup>15</sup> Association of Bay Area Governments, *Projections 2003*, 2003.



The Project Area, however, occupies approximately one quarter of the area in Census Tract 176.02 and about one third of the area in Census Tract 178. In 2010, the additional 556 residents would represent 49 percent of the population growth projected to occur between 2005 and 2010 in Census Tracts 176.01 and 178.<sup>16</sup> In 2015, the additional 1,112 resident would represent 52 percent of the population growth projected to occur between 2005 and 2015. In 2020, the additional 1,668 residents would represent 51 percent of the population growth projected to occur between 2005 and 2020. Thus, the population growth resulting from the Revised Plan Amendment would be within the growth projected by ABAG for Census Tracts 176.02 and 178.

In summary, the SOM Plan Amendment proposal would have resulted in 990 new jobs, which would represent about 2 percent of the projected Citywide job growth between 1995-2010. The Revised Plan Amendment would result in 577 jobs, which would represent about 0.5 percent of the projected Citywide job growth between 2005-2020. The SOM Plan Amendment proposal would have resulted in 2,159 residential units and 278 new City residents. The increase in population would have represented population growth that was planned to have occurred elsewhere in the City and as such, would not contribute to overall Citywide population growth projections. The Revised Plan Amendment would result in 834 residential units and an annual increase of approximately 111 residents between 2005 and 2020. The increase in population would be within the population growth increase projected by ABAG and would likely represent population growth that would have occurred elsewhere in the City. Since the increase in jobs and housing under the Revised Plan Amendment would be less than under the SOM Plan Amendment proposal, conclusions reached in the FEIR regarding the relationship of the Revised Plan Amendment growth to Citywide growth would not change.

## C. TRANSPORTATION

*Traffic Impacts.* The FEIR transportation analysis concluded that the SOM Plan Amendment proposal would not have a significant adverse impact at any of the fifteen intersections analyzed in the FEIR (SOM FEIR, p. 148). Likewise, the FEIR determined the SOM Plan

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<sup>16</sup> Association of Bay Area Governments, *Projections 2003 by Census Tract*, 2003.



Amendment proposal would have a less-than-significant cumulative traffic impact at the fifteen intersections. Table 11 shows the Level of Service (LOS) with Existing, Existing-Plus-Project, and Future (2010) Cumulative conditions for the 15 intersections analyzed in the FEIR. As shown in Table 11, the Fifth/Harrison intersection would operate at LOS E with Existing, Existing-Plus-Project, and Future (2010) Cumulative conditions.

**TABLE 11**  
**LOS WITH EXISTING, EXISTING-PLUS-PROJECT, AND FUTURE CUMULATIVE**  
**CONDITIONS IN THE FEIR**

<b>Intersection</b>	<b>Existing (1997)</b>	<b>Existing-Plus-Project</b>	<b>Future (2010) Cumulative</b>
Seventh/Market	A	A	A
Seventh/Mission	B	B	B
Seventh/Howard	A	A	B
Seventh/Folsom	A	A	B
Seventh/Harrison	C	C	C
Sixth/Market	A	A	A
Sixth/Mission	A	B	C
Sixth/Howard	B	B	C
Sixth/Folsom	B	C	C
Sixth/Harrison	B	C	C
Fifth/Howard	A	B	B
Fifth/Folsom	B	C	C
Fifth/Harrison	E	E	E
Fourth/Folsom	A	A	A
Fourth/Harrison	D	D	D

*Source: San Francisco Redevelopment Agency, South of Market Redevelopment Plan Amendment Final Environmental Impact Report, pp. 149-151, 1997.*

The 2002 Transportation Study analyzed transportation impacts for the proposed Mid-Market and South of Market Redevelopment Areas. The SOM redevelopment program analyzed in the 2002 Transportation Study is similar to the Redevelopment Program proposed under the

Revised Plan Amendment (see Table 1, p. 10). Accordingly, the 2002 Transportation Study analysis is pertinent to this Supplement.

The 2002 Transportation Study analyzed 19 intersections. Table 12 presents the LOS under Existing, Existing-Plus-Project, and Future (2020) Cumulative conditions for the 19 intersections.

**TABLE 12**  
**LOS WITH EXISTING, EXISTING-PLUS-PROJECT, AND FUTURE CUMULATIVE**  
**CONDITIONS IN THE 2002 TRANSPORTATION STUDY**

Intersection	Existing (2000)	Existing-Plus-Project	Future (2020) Cumulative
Turk/Taylor	B	B	B
Golden Gate/Jones	B	B	B
Market/Fourth	B	B	C
Market/Fifth	B	B	C
Market/Ninth	C	C	D
Market/Tenth	C	C	C
Market/Van Ness	D	D	D
Mission/Fifth <sup>1</sup>	C/C	D/D	E/E
Mission/Sixth <sup>1</sup>	B/B	B/B	C/D
Harrison/Essex	F	F	F
Harrison/Fourth	D	D	F
Harrison/Fifth	B	B	B
Harrison/Seventh	B	B	D
Harrison/Eighth	B	B	B
Bryant/Fifth	C	C	D
Bryant/Sixth	B	B	C
Bryant/Eighth	B	B	D
Bryant/Tenth	B	B	B
Brannan/Sixth	D	D	F

*Source:* CHS Consulting Group, *Mid-Market and South of Market Redevelopment Area Transportation Study*, 2002.

*Note:*

1. LOS and delays are shown without enforcement of the bus only lane on Mission and with enforcement of the bus only lane.

Table 13 presents the LOS for the Existing-Plus-Project and Future Cumulative conditions for the four intersections analyzed in both the FEIR and in the 2002 Transportation Study. With Future Cumulative conditions two of the four intersections, Fifth/Harrison, as analyzed in the FEIR, and Fourth/Harrison, as analyzed in the 2002 Transportation Study, would operate at LOS E and F, respectively. However, both the FEIR and the 2002 Transportation Study, respectively, concluded that project contributions to cumulative conditions would not be significant.

**TABLE 13**  
**LOS WITH EXISTING, EXISTING-PLUS-PROJECT, AND FUTURE CUMULATIVE**  
**CONDITIONS IN THE FEIR AND THE 2002 TRANSPORTATION STUDY**

<b>Intersection</b>	<b>SOM Plan Amendment Proposal FEIR</b>			<b>2002 Transportation Study</b>		
	<b>Existing (1997)</b>	<b>Existing- Plus- Project</b>	<b>Future (2010) Cumulative</b>	<b>Existing (2000)</b>	<b>Existing- Plus- Project</b>	<b>Future (2020) Cumulative</b>
Seventh/Harrison	C	C	C	B	B	D
Sixth/Mission	A	B	C	B/B	B/B	C
Fifth/Harrison	E	E	E	B	B	B
Fourth/Harrison	D	D	D	D	D	F

*Source:* CHS Consulting Group, 2004.

As shown in Table 12, p. 28, the 2002 Transportation Study determined that traffic impacts due to development in the SOM Project Area would not be considered significant.<sup>17</sup> The 2002 Transportation Study also concluded that there would not be a significant cumulative impact on 15 of the 19 intersections analyzed. However, at four of the intersections, Harrison/Fourth, Harrison/Essex, Sixth/Brannan and Fifth/Mission, there would be a significant cumulative impact. As mentioned above, the project's contributions to cumulative conditions at the intersection of Harrison/Fourth would not be significant. The intersection of Harrison/Essex already operates at LOS F under Existing conditions and would continue to do so under the Existing-Plus-Project conditions. The development in the Project Area would contribute a very small percentage to traffic movements that determine overall intersection LOS at

intersections already at E and F and would thus not be considered to contribute to a significant cumulative effect. Therefore, the SOM Redevelopment Program analyzed in the 2002 Transportation Study would not result in significant cumulative impacts at the intersections of Fourth/Harrison and Harrison/Essex. However, a similar determination could not be made regarding the Sixth/Brannan and Fifth/Mission intersections. Accordingly, this Supplement presents an analysis of these two intersections.

A Transportation Analysis for this Supplement (see Appendix A) compared the land use and trip generation factors used in the SOM FEIR and the 2002 Transportation Study to determine the estimated increase in vehicular trips due to the Revised Plan Amendment. To illustrate the impact of the Revised Plan Amendment, the intersections of Sixth/Brannan and Fifth/Mission were analyzed. Intersection volumes for the Sixth/Brannan and Fifth/Mission Existing-Plus-Project condition were obtained from the 2002 Transportation Study.

The land use area for commercial and industrial use under the 2002 Transportation Study is the same as with the Revised Plan Amendment. Accordingly, only residential land use was used to calculate the Existing-Plus-Project trip generation. The Revised Plan Amendment shows an increase of 64,350 square feet of residential land use, representing 86 new units, from the residential use analyzed in the 2002 Transportation Study. The additional 86 residential units would generate approximately 20 weekday PM peak-hour vehicle trips, of which 13 would be inbound to the site and 7 outbound.

Table 14 shows the LOS for the Existing-Plus-Project and Future Cumulative conditions for the Revised Plan Amendment at the intersections of Sixth/Brannan and Fifth/Mission. With the Existing-Plus-Project conditions, Sixth/Brannan and Fifth/Mission would operate at an acceptable LOS D. Thus, the Revised Plan Amendment would result in a less-than-significant traffic impact.

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<sup>17</sup> San Francisco Redevelopment Agency, *Mid-Market and South-of-Market Redevelopment Project Transportation Study*, 2002.



**TABLE 14**  
**REVISED PLAN AMENDMENT LOS FOR EXISTING-PLUS-PROJECT AND**  
**FUTURE CUMULATIVE CONDITIONS**

Intersection	Existing-Plus-Project		Future (2020) Cumulative	
	Delay	LOS	Delay	LOS
Sixth/Brannan	52.2	D	> 80	F
Fifth/Mission	40.2/42.7	D/D	57.5/69.5	E/E

*Source:* CHS Consulting Group, 2004.

With the Future (2020) Cumulative conditions, the LOS at Sixth/Brannan and Fifth/Mission would deteriorate to LOS F and E, respectively, primarily due to anticipated background traffic growth; these conditions would be significant cumulative traffic impacts. The Revised Plan Amendment would contribute to traffic growth approximately 10.2 percent at the intersection of Sixth/Brannan and 14.2 percent at the intersection of Fifth and Mission. For the traffic movements that determine overall LOS performance at the intersection of Fifth/Mission, the Revised Plan Amendment would contribute to a significant impact. For the traffic movements that determine overall LOS performance at the intersection of Sixth/Brannan, the Revised Plan Amendment would not contribute to a significant impact.

At Fifth/Mission, the Revised Plan Amendment would add substantial volumes to the southbound, through traffic movement. Therefore, the Revised Plan Amendment's contribution to this movement would be considered significant under the Future (2020) Cumulative conditions.

At Sixth/Brannan, the Revised Plan Amendment would not add traffic to the critical movements (northbound right-turn, eastbound through, and westbound left-turn), but would add trips to movements which would continue to operate satisfactorily. Therefore, the Revised Plan Amendment would not represent a considerable contribution to Future (2020) Cumulative

traffic conditions, and would not have a significant traffic impact on the intersection of Sixth/Brannan.<sup>18</sup>

The Mid-Market FEIR identified a mitigation measure, which recommended adjusting signal timing, to mitigate the Future (2020) Cumulative impacts at Fifth/Mission. However, any changes to the signal timing along Mission Street could potentially affect the signal progression and MUNI bus operation along the corridor and would require further study. If it is determined that this mitigation measure would have a significant impact on MUNI operations, it would not be implemented. Therefore, the Revised Plan Amendment would result in a significant and unavoidable traffic impact by adding a considerable contribution to an adverse cumulative effect at the intersection of Fifth/Mission that might not be mitigated.

*Parking Impacts.* The Revised Plan Amendment would increase residential development by about 86 units, compared to the number of units analyzed for the SOM area in the Mid-Market FEIR. The Mid-Market FEIR determined that cumulatively, there would be a total shortfall of about 2,300 public parking spaces in the Study Area. The Revised Plan Amendment would result in a net new demand of 118 additional parking spaces by 2020. Consequently, the overall parking shortage in the Study Area would be 2,418 spaces. As discussed in the Mid-Market FEIR, under the *California Public Resources Code* Section 21060.5, “environment” means “the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, and objects of historic or aesthetic significance.” Parking supply is not considered to be a part of the permanent physical environment in San Francisco. Parking conditions are not a static condition, as parking supply/demand varies from day to night, from day to day, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. Therefore, parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Additionally, potential secondary effects of cars

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<sup>18</sup> It should be noted that the methodology used to determine significant impacts was refined by the San Francisco Planning Department. The methodology used for this Supplement focuses on the contribution to the critical movement only, not total movement as used in the 2002 Transportation Study. Critical movement is defined for each signal phase as the lane group of the movement that needs the most time to clear the traffic at an intersection and the lane group that has the highest flow ratio (volume to saturation) in the phase.

circling and looking for parking space in areas of limited parking supply is typically a temporary condition, often offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would likely be minor and difficult to predict. Accordingly, the Revised Plan Amendment would not result in a significant parking impact.

*Pedestrian Impacts.* During the weekday PM peak hour, the Revised Plan Amendment would generate 96 more pedestrian trips (51 transit and 45 walk) compared with the total of about 770 pedestrian trips analyzed in the Mid-Market FEIR for the SOM area. The net increase in pedestrian volumes would not cause significant impacts because the pedestrian trips would be spread over approximately 68.8-acre Project Area.

*Bicycle Impacts.* The additional bicycle trips generated by the Revised Plan Amendment would be relatively small as bicycle volumes on most Project Area streets are relatively low. Therefore, it is not anticipated that the Revised Plan Amendment would have a significant negative impact on bicycle conditions in the Project Area.

*Transit Impacts.* It is estimated that the Revised Plan Amendment would generate a total of 490 weekday PM peak hour transit trips (inbound and outbound) combined. The net increase in transit trips would be approximately 51 trips more than those presented in the Mid-Market FEIR. As the Revised Plan Amendment would increase residential land use compared to the SOM Program analyzed in the Mid-Market FEIR, the estimated increase in transit ridership would mostly be inbound trips during the PM peak-hour and therefore, is not accounted for in the MUNI and regional transit screenline analysis (the screenline analysis focuses on outbound trips only, the peak direction during the PM peak-hour). Hence, the Revised Plan Amendment would not result in a significant transit impact.

## **D. AIR QUALITY**

The FEIR analysis assessed construction and traffic related air quality impacts resulting from full development of the SOM Plan Amendment proposal. Construction emissions were not quantified, since no individual projects had been proposed at the time. A general evaluation of



construction-related emissions concluded that although construction activities for specific projects would affect local air quality, the effects would be less than significant, because they would be temporary and would not present a health hazard (SOM FEIR, p. 174).

The FEIR found that vehicular emissions associated with implementation of the SOM Plan Amendment proposal would result in a significant increase in emissions of suspended particulate matter and nitrogen oxides. Impacts associated with vehicular emissions are cumulative in nature, in that project-related emissions would contribute to cumulative vehicular emissions within the Air Basin. Those emissions would incrementally increase the frequency of violations of the state ambient air quality standard for ozone and particulate matter during periods of poor air circulation, with concomitant health effects and reduced visibility (SOM FEIR, p. 176).

The FEIR found that carbon monoxide emissions resulting from implementing the SOM Plan Amendment proposal would not violate federal or State air quality standards.

The Revised Plan Amendment development scenario would consist of 834 residential units, 114,618 square feet of commercial space and 91,375 square feet of industrial space. This development scenario represents a reduction of 1,325 residential units, 50,209 square feet of commercial space and 91,445 square feet of industrial space, compared to the development scenario proposed with the SOM Plan Amendment proposal and analyzed in the FEIR. Given this reduction in proposed development, the Revised Plan Amendment would not change the conclusions reached in the FEIR for project-specific analysis. However, with the Revised Plan Amendment, cumulative impacts identified in the SOM FEIR would be different based on current guidelines for evaluation of cumulative air quality impacts.

Since the certification of the FEIR, the Third District Court of Appeal's October 2002 decision in *Communities for a Better Environment, et al. v. California Resources Agency*, changed CEQA Guidelines sections on cumulative impact analysis. As a result, the remainder of this section discusses the Revised Plan Amendment's cumulative air quality impacts in the context of the most recent CEQA Guidelines.



In the *Communities for a Better Environment, et al. v. California Resources Agency* the appellate court upheld Guidelines Section 15064(h)(3) which states,

A lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program which provides specific requirements that will avoid or substantially lessen the cumulative problem (e.g. water quality control plan, air quality plan, integrated waste management plan) within the geographic area in which the project is located. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency.

Therefore, for a project, such as the Revised Plan Amendment, the determination of significant cumulative impacts should be based on an evaluation of the consistency of the project with the local general plan and of the general plan with the current *Clean Air Plan*.

As required by the *California Clean Air Act* and subsequent 1992 amendments, the Bay Area Air Quality Management District (BAAQMD) prepared the *1994 Clean Air Plan Update*, the *Bay Area '97 Clean Air Plan*, and the *Bay Area 2000 Clean Air Plan*. The state ozone standard and the state PM<sub>10</sub> standard are exceeded (violated) in the region. To meet the state ozone standard, the BAAQMD adopted the *2000 Clean Air Plan* on December 20, 2000 and submitted it to the California Air Resources Board (ARB) as required by the *California Clean Air Act*. The *2000 Clean Air Plan* includes a control strategy review to ensure that the plan continues to include "all feasible measures" to reduce ozone. No state plan is required to meet state PM<sub>10</sub> measures (MM FEIR, p. 135).

The *San Francisco General Plan* includes the 1997 Air Quality Element, updated in 2000. This Element is consistent with the *2000 Clean Air Plan*. Although the Revised Plan Amendment would result in intensification of development with respect to specific land uses, the proposed project would be generally consistent with the planned uses and goals of the General Plan. As the Revised Plan Amendment is consistent with the General Plan and the General Plan is consistent with the *2000 Clean Air Plan*, the operational characteristics of the Revised Plan Amendment would not cause a cumulatively considerable increase in regional air

pollutants.<sup>19</sup> In other words, development proposed under the Revised Plan Amendment, when considered in combination with other development in San Francisco and the region, would not substantially increase the level of regional air pollutants.

Although the FEIR determined that the SOM Plan Amendment proposal would result in significant cumulative air quality impacts, under the most recent CEQA Guidelines, the Revised Plan Amendment would result in a less-than-significant cumulative air quality impact.

## **E. ENERGY**

The FEIR concluded that the SOM Plan Amendment proposal would have no adverse impact on the capacity of the existing electrical distribution system or natural gas supplies. The conclusion was based on PG&E's charter, which stipulates that the utility is obligated to provide an adequate supply of electricity and natural gas service to its customers (SOM FEIR, p. 179). Due to the Revised Plan Amendment's overall reduction of Redevelopment Program activities and the subsequent reduction in electricity and gas demand from the demand originally anticipated under the SOM Plan Amendment proposal, the conclusions on energy impacts would not change from those reached in the FEIR. Furthermore, project-specific development under the Revised Plan Amendment would be required to meet current state and local codes concerning energy consumption, including Title 24 Energy Conservation Standards of the *California Code of Regulations*. The San Francisco Department of Building Inspection would enforce compliance with Title 24 through the building permit review process. As a result, development resulting from Revised Plan Amendment implementation would adequately conserve energy and would not use energy in a wasteful manner (MM FEIR, p. 191).

## **F. NOISE**

*Construction Noise.* The construction noise impact analysis for the SOM Plan Amendment proposal concluded that construction activity generated by implementation of the

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<sup>19</sup> Examples of operational characteristics of a project are: Odors generated by the operation of a particular facility; pollutants releases as a result of the operation of a particular facility; and pollutants released as a result of additional vehicular trips in the area.

Redevelopment Program would increase noise levels temporarily in areas surrounding individual project opportunity sites. However, because construction noise would be expected to occur intermittently over the short term, the impact was not considered significant (SOM FEIR, pp. 182-183). Construction activities generated by the Revised Plan Amendment would not differ substantially from the SOM Plan Amendment proposal and therefore, would not change conclusions concerning construction noise effects reached in the FEIR.

*Operational Noise.* The FEIR found that the operational noise would result in two types of impacts: (1) increasing ambient noise levels by generating additional motor vehicle traffic, and (2) introducing noise-sensitive land uses (i.e., residential uses) into an area where ambient noise levels generally exceed compatibility guidelines for such uses. With respect to the first type of impact, it was concluded that the increases in traffic resulting from the SOM Plan Amendment proposal and cumulative growth would not produce noticeably greater noise levels than those existing in the Project Area (SOM FEIR, 185). With respect to the second type of impact, it was concluded that new residential units would be designed to reduce exterior noise to an acceptable interior level by implementing the State Noise Insulation Standards contained in Title 24 of the *California Code of Regulations*. The Revised Plan Amendment would have similar noise effects to those of the SOM Plan Amendment proposal and therefore, would not change the conclusions regarding operational noise impacts reached in the FEIR.

## **G. GEOLOGY AND SEISMOLOGY**

The FEIR geology and seismology analysis determined that implementation of the SOM Plan Amendment proposal might result in the exposure of an increased number of occupants and visitors in the Project Area to seismic hazards. Although renovation and removal of existing buildings that are currently seismically unsafe would reduce structural hazards and the potential for occupants and visitors to be injured, hazards would not be eliminated. As such, the SOM Plan Amendment proposal would result in an unavoidable adverse impact. While under the Revised Plan Amendment the total Project Area and residential units proposed for redevelopment and/or rehabilitation would be reduced, the conclusions reached in the FEIR would not change since occupants and visitors may be exposed to seismic hazards.



## H. HAZARDS

The FEIR hazards analysis determined that implementation of the SOM Plan Amendment proposal would potentially result in workers and the public being exposed to hazardous materials prior to, during and following redevelopment activities. Construction workers and the public may be exposed to hazardous materials during construction, renovation, hazardous materials and contaminated soil removal, and groundwater management and remediation activities (SOM FEIR, p. 187). The use, production, storage, or disposal of materials that poses a hazard to human, animal or plant populations is considered a significant environmental impact. Additionally, hazardous materials exposure to construction workers and the public could result from the redevelopment of multiple sites containing hazardous materials.

The implementation of the Revised Plan Amendment would also include construction, renovation, hazardous materials and contaminated soil removal, and groundwater management and remediation activities. However, implementation of mitigation measures put forth in the FEIR would reduce this impact to a less-than-significant level. Consequently, the Revised Plan Amendment would have the same hazards impacts as those identified in the FEIR. Therefore, conclusions reached in the FEIR that the SOM Plan Amendment proposal would not result in significant unavoidable environmental impacts would apply to the Revised Plan Amendment.

The FEIR determined that cumulative impacts could result from the redevelopment of multiple sites containing hazardous materials. On-site workers and, possibly, nearby pedestrians might be exposed to contaminated soil and groundwater during site development or redevelopment, if affected soil and groundwater are not properly managed. Indirect cumulative impacts include disposal of wastes containing hazardous materials generated during construction activities at landfill facilities. Implementation of mitigation measures put forth in the FEIR would reduce this impact to a less-than-significant level.

The Revised Plan Amendment could result in redevelopment of multiple sites containing hazardous materials. Thus, the Revised Plan Amendment would have the same cumulative hazardous materials impacts as those identified in the FEIR.



## I. COMMUNITY SERVICES

*Social Services.*<sup>20</sup> The SOM Plan Amendment proposal would be considered beneficial to the provision of social services in San Francisco. The construction of new housing units would help improve conditions for persons currently living on the streets or in vehicles in the SOM area and would allow social service organizations to improve services to the residential population in the Project Area (SOM FEIR, p. 188). The changes proposed under the Revised Plan Amendment would not alter the FEIR conclusions that the proposed project would result in beneficial impacts.

*Police Protection.* The FEIR analysis of impacts on police protection services revealed that due to added residential units, commercial space, and industrial space, demand for police services would increase. Additionally, project-related construction would exacerbate traffic conditions during commute hours and would likely increase emergency response times. Although police response times may increase due to additional demand, the increase would likely be marginal. Accordingly, this would be a less-than-significant impact. The Revised Plan Amendment is similar to the SOM Plan Amendment proposal in that it would add residential units as well as commercial and industrial space to the Project Area resulting in an increase in demand for police services. Therefore, conclusions reached in the FEIR regarding effects on police services would not change.

*Solid Waste.* The solid waste analysis determined that the SOM Plan Amendment proposal would result in an increase in total solid waste generated in San Francisco due to an increase in the total number of residents as well as demolition of existing structures. Consequently, the rate at which existing landfill capacity is exhausted would be expected to increase, but not by a significant amount. Therefore, the proposed project would not cause a significant environmental impact. The Revised Plan Amendment would not alter the conclusions reached

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<sup>20</sup> The FEIR included an analysis of impacts on Social Service. Accordingly, this Supplement also considers how the Revised Plan Amendment would impact those services. However, CEQA does not require that an Environmental Impact Report (or a Supplement) analyze Social Services impacts because such impacts affect socioeconomic conditions rather than the physical environment.

in the FEIR regarding solid waste since it would increase the number of residents and result in demolition of existing structures.

Golden Gate Disposal and Recycling Company provides residential and commercial garbage and recycling services to the Downtown area. SOM is a developed urban area of San Francisco and would not generate solid waste amounts that Golden Gate Disposal and Recycling Company would be unable to accept (MM FEIR, pp. 187-189).

## J. CULTURAL RESOURCES

*Prehistoric Archaeological Resources.* The FEIR determined that no known prehistoric archaeological resources are located within the boundaries of the Project Area. However, there is potential for discovering cultural deposits in the northwest portion and southeast corner of the Project Area. Development opportunity sites (as shown in Figure 4 of the FEIR), within these sensitivity zones included locations: 7, 8, 9, 10, 11, 14, 15, 16, 17, 29, 30, 31, 36, 37, 38, 41 and 52 in the northwest portion of the Project Area and locations 12, 13, 18, 19, 21, 22, 24, 25, 48, 49, 50, 51, 53, 54, and 55 in the southeast portion of the Project Area. Development on or reuse of parcels in these areas that involves land alteration activities could result in discovery of prehistoric archaeological deposits, cultural features and artifacts. There is no effective way, however, to determine where prehistoric cultural deposits may actually be located and no pre-project exploration is justified. Thus, the SOM FEIR recommended archaeological monitoring of all land alteration activities at the listed opportunity sites.

The Revised Plan Amendment Project Area includes 15 of the 32 locations identified in the sensitivity zones of the Project Area. Development opportunity sites, (as shown in Figure 2, p. 12) located within these sensitivity zones include: 1, 2, 6, 9, 10, 11, 12, 13, 14, 19, 20, 25, 28, 29, and 30.<sup>21</sup> Four of the 32 sites would no longer be within the boundary of the Project Area.<sup>22</sup> Five of the sites have undergone or are in the process of undergoing

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<sup>21</sup> These locations correspond to locations 8, 9, 16, 17, 36, 37, 38, 41 and 52 in the northwest portion of the Project Area and locations 12, 13, 24, 25, 48, and 53 in the southeast portion of the Project Area shown on Figure 4 of the FEIR.

<sup>22</sup> Based on the enumeration in Figure 4 of the FEIR, these sites are 29, 30, 31, and 55.

redevelopment with the Agency's assistance.<sup>23</sup> The remaining eight sites are not currently foreseen as an opportunity site for a redevelopment project.<sup>24</sup> Since the Revised Plan Amendment would continue to include locations with potential for discovering cultural deposits, the conclusions reached in the FEIR regarding prehistoric archaeological resources would apply to the Revised Plan Amendment. As described below, the Revised Plan Amendment would include mitigation measures to avoid adverse effects on subsurface cultural resources.

*Historic Archaeological Resources.* The FEIR identified ten development opportunity sites located in the SOM Plan Amendment proposal Project Area where historic archaeological deposits may be located and recommended that any land alteration activities on those sites be preceded by archaeological testing programs (SOM FEIR, p. 192). These development opportunity sites, as identified in Figure 4 of the FEIR, include: 1, 2, 4, 10, 14, 17, 18, 26, 29, and 34. Further, the FEIR analysis determined that potential existed for presence of significant archaeological historical resources on most of the remaining project sites. Therefore, the FEIR found that development activities at these sites could result in significant impacts. However, since pre-construction archaeological testing was not concluded to be required at any of these sites, the FEIR recommended mitigation measures for archaeological monitoring.

The Revised Plan Amendment Project Area would include the following four of the ten development opportunity sites: 6, 16, 26 and 31, where historic archaeological deposits may be located (see Figure 2, p. 12).<sup>25</sup> Two of the 10 sites would no longer be within the boundary of the Project Area.<sup>26</sup> Three of the sites have undergone or are in the process of undergoing redevelopment with the Agency's assistance.<sup>27</sup> The remaining site is not currently foreseen as an opportunity site for a redevelopment project.<sup>28</sup> Overall, the Revised Plan Amendment would result in similar impacts as identified in the FEIR, including recommendations for

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<sup>23</sup> Based on the enumeration in Figure 4 of the FEIR, these sites are 10, 11, 14, 15, and 54.

<sup>24</sup> Based on the enumeration in Figure 4 of the FEIR, these sites are 7, 18, 19, 21, 22, 49, 50, and 51.

<sup>25</sup> Based on the enumeration in Figure 4 of the FEIR, these locations are 1, 2, 17, and 26.

<sup>26</sup> Based on the enumeration in Figure 4 of the FEIR, these sites are 29 and 34.

<sup>27</sup> Based on the enumeration in Figure 4 of the FEIR, these sites are 4, 10, and 14.

<sup>28</sup> Based on the enumeration in Figure 4 of the FEIR, this site is 18.



archaeological testing and monitoring programs. As described below, the Revised Plan Amendment would include mitigation measures to avoid adverse effect on subsurface cultural resources.

*Historic Resources.* The FEIR identified one development opportunity site under the SOM Plan Amendment proposal with a structure considered to be a “significant” building (SOM FEIR, p. 193). At the time of completion of the FEIR, that site was undergoing construction/rehabilitation to develop live/work lofts. Accordingly, this site is not identified as a development or a rehabilitation opportunity site with the Revised Plan Amendment.

The Mid-Market FEIR identified a number of sites with structures that would be eligible for listing in the National Register of Historic Places (NRHP) within the Revised Plan Amendment Project Area. (MM FEIR, p. 88, Figure 16). The Revised Plan Amendment does not include any of these sites as development or rehabilitation opportunity sites.

However, one property identified in the Revised Plan Amendment as a rehabilitation opportunity site, the Henry Hotel at 106 Sixth Street, is listed in the *Planning Code* Article 11 as a Category I significant building. Although this property was also included as a rehabilitation opportunity site in the SOM Plan Amendment proposal, the FEIR inadvertently did not identify this building as a historical resource. Any rehabilitation activity under the Revised Plan Amendment would be conducted in a manner consistent with *Planning Code* Article 11, regarding preservation of architecturally or historically significant structures. Therefore, the Revised Plan Amendment would not result in a significant adverse effect on this Category I structure.

The Mid-Market FEIR also identified the Sixth Street corridor between Howard and Stevenson Streets as a potential Sixth Street Lodginghouse District eligible for listing in the NRHP. In 1997, the Sixth Street Lodginghouse District had not been identified as a district being eligible for listing in the NRHP and therefore, was not included in the FEIR. The Sixth Street Lodginghouse District is a contiguous group of 34 low-budget residential hotels built from 1906 to 1913. Most of the lodginghouse buildings are wood frame or masonry structures between three and seven stories high with ground-floor retail. They are mostly clad in brick

and classical ornamentation. The district may be eligible for listing under the NRHP because it is a last surviving concentration of low-budget, SRO residential hotels built south of Market Street after the 1906 Earthquake and Fire to serve the relatively large number of single male seasonal workers (MM FEIR, p. 91). The Revised Plan Amendment development sites or rehabilitation sites would not directly affect resources identified as part of this eligible historic district.

New development in the Project Area would not directly affect the physical integrity of designated or potential historic resources. However, new development might differ in scale, design or materials from existing older structures, and could affect historic resources indirectly by changing their context. Those changes would not be considered significant adverse effects on historic structures. The Revised Plan Amendment would be implemented through the existing *Planning Code* controls. Those controls would be expected to avoid design of new structures in the Project Area that would be incompatible with historic structures.

In light of the above discussion, the Revised Plan Amendment would not have significant adverse effects on any historic resources.

## **K. VISUAL QUALITY AND SHADOWS**

The FEIR analysis of shadows determined that new shadows could be created by new development in the Project Area. However, the significance of the shadow impacts could not be determined because specific building designs had not been developed for the programmatic analysis in the FEIR. Once specific building designs were developed, any project over 40 feet would be subject to Section 295 of the *Planning Code*, that would limit or avoid new shading of public open space under the jurisdiction of the Recreation and Park Commission. The Revised Plan Amendment would not differ from the SOM Plan Amendment proposal as it pertains to visual quality and shadow impacts and therefore, would not alter the conclusions reached in the FEIR.

## **L. EFFECTS FOUND NOT TO BE SIGNIFICANT**

An Initial Study was not completed for the SOM Plan Amendment proposal because it was determined that significant effects on the environment may occur and, therefore, an Environmental Impact Report is warranted. However, several topics, Fire Protection, Sanitary Sewers, Biology, and Hydrology, were not analyzed because it was concluded that the SOM Plan Amendment proposal would not significantly impact them (SOM FEIR, p. 194) and the Revised Plan Amendment would not result in additional adverse impacts. This section provides a brief summary of those topics.

### **FIRE PROTECTION**

San Francisco Fire Department stated that the SOM Plan Amendment proposal would not have a substantial impact on fire services in the Project Area and that they had no recommendations to make regarding the project. Additionally, the Project Area has adequate water supply for firefighting needs (SOM FEIR, p. 195). The Redevelopment Program with the Revised Plan Amendment would include fewer residential units, less commercial space, and less industrial space than under the SOM Plan Amendment proposal. Consequently, the Revised Plan Amendment would not have a substantial impact on fire services. Therefore, the conclusions reached in the FEIR remain applicable.

### **SANITARY SEWERS**

The San Francisco sewage system is designed to collect and treat both sanitary sewage and rainwater runoff in the same sewer and treatment plants. During times of high precipitation, the sewage system is able to accommodate all of the daily sanitary sewage flows and some of the rainwater runoff, which is generated at much higher volumes than sanitary sewage. The FEIR made the following determination regarding SOM Plan Amendment proposal impacts on the sewage system (SOM FEIR, pp. 195-196):

While the project would add to sewage flows in the area, it would not cause collection treatment capacity of the sewer system in the City to be exceeded. Because the system has been built to accommodate most rainwater runoff along with sanitary sewage, additional development as proposed in this project, which



would not appreciably increase the amount of runoff, does not impact the capacity of the overall system to meet State and federal treatment and discharge standards.

There is a general and existing problem in the South of Market Area, however, to which this project in itself would not contribute. According to the South of Market Plan EIR, the main transport sewers South of Market are inadequate to satisfy the City design criteria for accommodating wet weather events. The design criteria are quantitative standards of recommended capacity for these sewer mains. Department of Public Works standards indicate that these mains would be insufficient to accommodate a five year rainstorm, the maximum rainfall event expected in any five year period. This means that major storms, could cause localized overflow of catch basins and street floodings at South of Market locations. However, the Department of Public Works has not received complaints of such incidents occurring in the area. Existing sewer mains in the South of Market that do not meet City design criteria will be upgraded over time, according to the availability of funding.

Sewage overflows in the SOM Area persist today, as evidenced by flooding during the February 2004 storms. However, the San Francisco Public Utilities Commission (SFPUC) is currently working on eliminating the flooding problem. During an April 13, 2004 public hearing, SFPUC staff proposed a plan of action to reduce future flooding through out the City.<sup>29</sup> The plan includes re-allocation of budgeted funds this year to expedite sewer cleaning, repair and replacement projects in critical areas, taking into account the condition, capacity and drainage of existing facilities. Furthermore, effective emergency response is a key component in reducing the impacts of flooding when it occurs. The SFPUC, along with representatives from the Mayor's Office, Department of Public Works, Fire and Police Departments, Office of Emergency Services and the Department of Health Services, are working together to more effectively coordinate their services and provide improved response to floods and other types of emergencies.

Additionally, SFPUC is also working closely with the Department of Public Works, which maintains the City's streets, to analyze street drainage and propose improvements such as

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<sup>29</sup> San Francisco Public Utilities Commission, [http://sfwater.org/detail.cfm/MC\\_ID/10/MSC\\_ID/91/MTO\\_ID/NULL/C\\_ID/1835](http://sfwater.org/detail.cfm/MC_ID/10/MSC_ID/91/MTO_ID/NULL/C_ID/1835), accessed May 13, 2004.

surface treatments, landscaping and other methods to capture or re-direct rainwater and reduce the likelihood of flooding.<sup>30</sup>

The Revised Plan Amendment would encompass less development than the SOM Plan Amendment proposal and thus, would be expected to add less wastewater to sewage flows in the area than originally analyzed in the FEIR. As a result, the Revised Plan Amendment would not be expected to cause collection treatment capacity of the sewer system in the City to be exceeded. The Revised Plan Amendment would not differ from the SOM Plan Amendment proposal as it pertains to sanitary sewers impacts and therefore, would not alter the conclusions reached in the FEIR.

## **BIOLOGY**

There are no known biological resources within the Project Area.

## **HYDROLOGY**

There are no known hydrologic resources within the project area other than groundwater, which is not drawn on at present due to frequent problems with contamination (SOM FEIR, p. 196).

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<sup>30</sup> San Francisco Public Utilities Commission, [http://sfwater.org/detail.cfm/MC\\_ID/10/MSD\\_ID/91/MTO\\_ID/NULL/C\\_ID/1835](http://sfwater.org/detail.cfm/MC_ID/10/MSD_ID/91/MTO_ID/NULL/C_ID/1835), accessed May 13, 2004.

## IV. MITIGATION MEASURES

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The following SOM Plan Amendment proposal FEIR topics did not require mitigation: Planning Context and Land Use. The FEIR set forth mitigation measures for the remainder of the topical sections to lessen the potential impacts of the SOM Plan Amendment proposal.<sup>31</sup> FEIR mitigation measures identified for the following section would continue to remain applicable to the Revised Plan Amendment: Employment, Population and Housing; Transportation; Air Quality; Energy; Noise; Geology and Seismology; Hazards; Community Services; and Visual Quality and Shadows. This Supplement also presents current measures used by the Planning Department to mitigate cultural resource impacts. Compared to the cultural resource mitigation measures identified in the FEIR, the mitigation measures in this Supplement include procedural changes for monitoring, or pre-construction testing to avoid significant adverse effects on potential sub-surface cultural resources. The overall intent and effects of the mitigation measures are the same. While the updated mitigation measures would be applicable to the Revised Plan Amendment, they do not change the conclusions of significance reached in the FEIR, and are consistent with measures listed in the FEIR.

Appendix C presents a comparison of mitigation measures identified in the SOM Plan Amendment proposal FEIR and mitigation measures identified in this Revised Plan Amendment Supplement to the FEIR.

### A. CULTURAL RESOURCES

*Archaeological Resources.* Implementation of Mitigation Measures A.1, A.2, A.3 and A.4 would avoid significant adverse effects on cultural resources. Measure A.1 would be included with development opportunity sites on which the likelihood of occurrence of sub-surface resources would be low. Because there would still be a potential for accidental discovery of such resources, Mitigation Measure A.1 would require appropriate response and reporting if such resources were accidentally discovered during project construction activities. Mitigation Measure A.2 would be included for projects where there would be a reasonable presumption

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<sup>31</sup> Some of the Mitigation Measures set forth in the FEIR are inherent in existing controls.



that resources may be present; archaeological monitoring and reporting would be undertaken during project construction that could disturb archaeological resources. Mitigation Measure A.3 would be included for projects where there would be a higher potential for presence of sub-surface resources; pre-construction testing and monitoring and reporting would be undertaken. Mitigation Measure A.4 would be applicable for rehabilitation of buildings designated as Significant Buildings under Article 11 of the *San Francisco Planning Code*. (In the mitigation measures below, the term “proposed project” or “project” refers to development or redevelopment activities carried out under the Revised Plan Amendment.)

### **Mitigation Measure A.1**

Mitigation Measure A.1 would apply to all development opportunity sites under the Revised Plan Amendment.

The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.

Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project head formen and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical

Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

## **Mitigation Measure A.2**

Mitigation Measure A.2 would be applicable to sites 1, 2, 6, 9, 10, 11, 12, 13, 14, 19, 20, 25, 28, 29, and 30, as shown on Figure 2, p. 12.

Based on the reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

*Archeological monitoring program (AMP).* The archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of



the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;

- The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/ construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.

If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- An archeological data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is

expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

*Human Remains, Associated or Unassociated Funerary Objects.* The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation,

possession, and final disposition of the human remains and associated or unassociated funerary objects.

*Final Archeological Resources Report.* The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

### **Mitigation Measure A.3**

Mitigation Measure A.3 would be applicable to sites 1, 2, 4, 10, 14, 17, 18, 26, 29, and 34, as shown on Figure 2, p. 12.

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in



accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

*Archeological Testing Program.* The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or

- A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

*Archeological Monitoring Program.* If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/ construction activities\_and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.



*Archeological Data Recovery Program.* The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

*Human Remains and Associated or Unassociated Funerary Objects.* The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the



event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

*Final Archeological Resources Report.* The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

#### **Mitigation Measure A.4**

Properties designated as Significant Buildings – Categories I and II, and Contributory Buildings – Categories III and IV would follow the requirements in Sections 1110-1123 of Article 11 of the *San Francisco Planning Code*, as applicable. Mitigation Measure A.4 below,

is applicable for rehabilitation of the Category I Henry Hotel, at 106 Sixth Street. In addition, this measure would apply to redevelopment activities that included rehabilitation or alteration of other properties that were identified as historic resources in the Revised Plan Amendment Project Area.

Prior to undertaking a rehabilitation project in the Project Area, the project sponsor would prepare, or cause to be prepared, a historic structure(s) report (HSR) for the historic resource. The HSR would set forth the history of the resource, describe its existing condition, make recommendations for repair, rehabilitation, replacement, reconstruction, and other treatments based on the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The HSR would act as a guide to the rehabilitation plan for the building(s).

The historic structure(s) report (HSR) would be prepared by a licensed architect who meets the qualifications for Historical Architect as set forth in the Secretary of the Interior's *Historic Preservation Professional Qualification Standards*, published in the Federal Register, June 20, 1997 (Volume 62, Number 119).

The project sponsor would retain the services of a Historical Architect as a member of the design team for the proposed rehabilitation project. The Historical Architect could be the same Historical Architect who prepared the historic structure(s) report (HSR), without encountering a conflict of interest.

If not the project architect, the Historical Architect would review the rehabilitation plans prepared by the project architect for compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, and Section 1111.6. Standards and Requirements for Review of Applications for Alterations (Article 11). The Historical Architect would make a report to the Landmarks Preservation Advisory Board at the

time the Board commences its review of the proposed project under Section 1111.2 of Article 11.





## **V. OTHER CEQA CONSIDERATIONS**

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In accordance with Section 21100 of CEQA and with Sections 15040, 15081 and 15082 of the CEQA Guidelines, the purpose of this section is to identify impacts that could not be eliminated or reduced to an insignificant level by mitigation measures included as part of this Supplement to the FEIR, or by other mitigation measures that could be implemented, as described in Section IV, "Mitigation Measures", of this Supplement.

### **A. UNAVOIDABLE, SIGNIFICANT ENVIRONMENTAL EFFECTS**

Section 21100(b)(2)(A) of CEQA requires that an EIR identify any significant effect on the environment that can be avoided if the project is implemented. All impacts of the Revised Plan Amendment would either be less than significant or could be mitigated to less than significant, with the exception of cumulative transportation impacts and geology and seismology impacts.

With Future (year 2020) Cumulative conditions, the intersection of Fifth/Mission would operate at LOS E. Based on the project contributions to the traffic movements that determine overall LOS at this intersection, the Revised Plan Amendment would have a considerable contribution to a significant and unavoidable impact at this intersection.

With the SOM Plan Amendment proposal, potential hazards associated with ground shaking could not be completely mitigated; this impact would be an unavoidable adverse impact by exposing additional people to seismic hazards. Potential hazards may be reduced, but not eliminated. Likewise, under the Revised Plan Amendment, potential hazards associated with ground shaking may be reduced, but not eliminated. Thus, the Revised Plan Amendment would result in an unavoidable adverse geology and seismology impact.

### **B. SIGNIFICANT AND IRREVERSIBLE ENVIRONMENTAL CHANGES**

Section 21100(b)(2)(B) of CEQA requires that an EIR identify any significant effect on the environment that would be irreversible if the project is implemented. Section 15126.2(c) of

the CEQA Guidelines identifies irreversible environmental changes as those involving a large commitment of nonrenewable resources or irreversible damage resulting from environmental accidents.

The Revised Plan Amendment would lead to development and rehabilitation of opportunity sites. In both the short term and long term, the Revised Plan Amendment would involve a commitment of non-renewable resources, including building materials and fossil fuels. However, when measured against the availability of these resources, the commitment would be minimal. Additionally, because development and rehabilitation projects occurring as the result of implementing the Revised Plan Amendment would be required to comply with California Code of Regulations, Title 24, they would not be expected to use energy in a wasteful, inefficient or unnecessary manner.

Accidents, such as the release of hazardous materials, may trigger irreversible environmental damage. The Revised Plan Amendment includes development of industrial space. Consequently, there exists a potential for an accidental release that could affect the surrounding environment, although it is unlikely any damage would be irreversible. State safety requirements would reduce the public health and safety risks to reasonable prudent levels, so that significant irreversible changes from accidental releases would not be anticipated.



## **VI. REPORT PREPARERS; ORGANIZATIONS AND INDIVIDUALS CONSULTED**

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## **VII. DRAFT EIR DISTRIBUTION LIST**

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Copies of this Draft SEIR were mailed or delivered to the following public agencies, organizations, and individuals. In addition, Notices of Availability were sent to property owners and other interested parties within the proposed South of Market Redevelopment Plan Project Area.

### **FEDERAL AND STATE AGENCIES**

Northwest Information Center  
Leigh Jordan, Coordinator  
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1303 Maurice Avenue  
Rohnert Park, CA 94928

State Office of Intergovernmental Management  
State Clearinghouse  
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P.O. Box 3044  
Sacramento, CA 95812-3044

California Department of Fish and Game  
Central Coast Region  
Habitat Conservation  
Post Office Box 47  
Yountville, CA 94599

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Office of Historic Preservation  
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Sacramento, CA 94296-0001

U.S. Fish and Wildlife Service  
2800 Cottage Way, Room W-2605  
Sacramento, CA 95825-1846

### **REGIONAL AGENCIES**

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## **CITY AND COUNTY OF SAN FRANCISCO**

### **San Francisco Redevelopment Agency**

#### **Commissioners**

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San Francisco, CA 94102

### **South of Market Project Area Committee**

#### **SOM PAC Office**

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San Francisco, CA 94103

### **San Francisco Planning Commission**

Linda Avery, Commission Secretary  
San Francisco Planning Commission  
1660 Mission Street  
San Francisco, CA 94103

### **Landmarks Preservation Advisory Board**

Andrea Green, Secretary  
1660 Mission Street  
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### **Other City Agencies**

Department of Building Inspection  
Superintendent  
1660 Mission Street  
San Francisco, CA 94103

Bureau of Energy Conservation  
Hetch Hetchy Water & Power  
Director  
1155 Market Street, 4th Floor  
San Francisco, CA 94103

Police Department  
Planning Division Hall of Justice  
Captain  
850 Bryant Street, Room 500  
San Francisco, CA 94103

Mayor's Office of Community Development  
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25 Van Ness Ave., Suite 700  
San Francisco, CA 94102

Public Utilities Commission  
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1155 Market Street  
San Francisco, CA 94102

Svetlana Karasyova  
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501 Stanyan Street  
San Francisco, CA 94117-1898

San Francisco Department of Public Works  
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Barbara Moy  
875 Stevenson Street, Room 465  
San Francisco, CA 94103

San Francisco Fire Department  
Division of Support Services  
Asst. Deputy Chief  
698 Second Street, Room 305  
San Francisco, CA 94107-2015

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San Francisco MUNI  
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1145 Market Street, Suite 402  
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25 Van Ness Avenue  
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**APPENDIX A:  
SOUTH OF MARKET REDEVELOPMENT PLAN  
SUPPLEMENT TO FEIR –  
TRANSPORTATION ANALYSIS**

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**Date: August 2, 2004**

**To: Lisa Zayas-Chien, San Francisco Redevelopment Agency**

**From: Joy Bhattacharya**

**Ref: South of Market Redevelopment Plan Supplement to FEIR - Transportation Analysis**

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## **Project Description**

The Revised Plan Amendment Project Area is located South of Market Street and is bounded by Fifth Street to the east, Seventh Street to the west, Harrison Street to the south, and Mission Street, Natoma Street and Stevenson Street to the north. The total study area is approximately 68.8 acres. The Revised Plan Amendment Project Area contains 423 parcels, of which 382 are improved with buildings. A transportation report was prepared for the Project Area in the 1997 South of Market Plan Amendment FEIR (1997 FEIR) and the 2002 Mid-Market Redevelopment Plan FIER (MM FEIR). The 2002 Mid-Market and South-of-Market Redevelopment Project Area Transportation Study (MM - SOM Report) was used to prepare the MM FEIR.

## **Study Scope and Approach**

The purpose of this transportation analysis is to compare the transportation impacts between the Revised Plan Amendment Project and the 1997 FEIR. Since existing traffic conditions in the Project Area were reevaluated in the MM-SOM Report, this transportation analysis also compares the transportation impacts between the Revised Plan Amendment and the MM-SOM Report. The estimated increase in vehicle-trips were projected based on the trip generation rates and mode split data in the Planning Department's 2002 Transportation Impact Analysis Guidelines for Environmental Review (SF Guidelines). Trip distribution was based on data from the SF Guidelines for the C-3 district.

The Mid-Market FEIR indicated that the intersections of Fifth/Mission and Sixth/Brannan would have significant and unmitigable traffic impacts under the Future (2020) Cumulative conditions. This Supplement to the 1997 FEIR focuses on the comparisons of traffic impacts for these two intersections and other non-traffic related impacts. Intersection turning movement volumes for these intersections remain the same as those presented in the Mid-Market FEIR. Incremental vehicular trips were added to the Existing-Plus-Project and Future Cumulative conditions to estimate the Existing-Plus-Project and Future Cumulative conditions for the Revised Plan Amendment.

## Land Use Comparison

Table 1 summarizes the land use categories and sizes for the 1997 FEIR and MM-SOM Report and compares them with the Revised Plan Amendment. It should be noted that South-of-Market land use data presented in the MM-SOM Report was used to analyze transportation impacts in the Mid-Market FEIR. As shown in Table 1, the gross square footage for commercial and industrial uses for the Revised Plan Amendment is exactly the same as in the MM - SOM Report. The difference in public school trips is based on the plans for renovation and switching of locations between the existing school and Public Park. It is expected that no new trips would be generated by these land uses.

**Table 1: Land Use Comparison**

Land Use Category (GSF)	1997 FEIR		MM - SOM Report		Revised Plan Amendment	
	GSF	Units	GSF	Units	GSF	Units
Residential	1,209,750		468,900		533,250	
<i>SRO Units</i>	115,800	579	n/a	n/a	rehab	300
<i>Studio/1 Bdrm Units</i>	328,050	729	204,300	454	217,350	483
<i>2+ Bdrm Units</i>	765,900	851	264,600	294	315,900	351
Commercial	164,890		114,618		114,618	
Industrial	182,820		91,375		91,375	
Public (School Site and Park)**	223,800		n/a		n/a	
Total	1,781,260	2,159	674,893	748	739,243	1,134

Source: San Francisco Redevelopment Agency, *South of Market Redevelopment Plan Amendment Final Environmental Impact Report*, 1997; Project Summary Table, 2004.

Table 1 shows an increase of 64,350 square feet (from 468,900 square feet to 533,250 square feet) of residential use between the Revised Plan Amendment and the MM-SOM Report. Thus, only the difference in the number of residential units was used to calculate the net new PM peak hour vehicle trip generation. Table 2 presents the estimated net increase in PM peak hour vehicle-trips for the maximum buildout of the Revised Plan Amendment for the year 2020 condition. Vehicle-trips were estimated by dividing the number of auto person-trips by the vehicle occupancy rates (VOR) for residential use. As shown in Table 2, the Revised Plan Amendment would generate approximately 20 net new PM peak hour vehicle-trips compared to the estimated vehicle trips in MM-SOM Report. Out of the 20 net new trips, 13 would be inbound to the area, and 7 would be outbound. These inbound and outbound trips were distributed onto the entire network based on the trip distribution pattern consistent with the MM-SOM Report.



**Table 2: Net New PM Peak Hour Vehicle-Trip Generation**

Land Use	PM Peak Hour Vehicle-Trips <sup>1</sup>	Inbound Trips <sup>2</sup>	Outbound Trips <sup>2</sup>
Residential	20	13	7
<b>TOTAL</b>	<b>20</b>	<b>13</b>	<b>7</b>

Source: CHS Consulting Group, 2004.

Notes: 1. PM peak hour vehicle-trip generation based on vehicle occupancy rates provided in the SF Guidelines.

2. The PM peak hour inbound and outbound splits were derived based on percentages provided in the SF Guidelines.

### Trip Distribution

Table 3 presents the trip distribution patterns for the Revised Plan Amendment. Trip distribution patterns were based on San Francisco County Transportation Authority's model data. Based on these distribution patterns, project trips were assigned to local streets.

**Table 3: Trip Distribution Patterns**

Place of Trip Origin	SOMA	
	In	Out
Mid-Market/SOMA	7.50%	5.50%
Rincon/Other Rincon/Yerba Buena/Transbay	9.20%	9.10%
Mission Bay (east of Third Street)	1.70%	1.50%
Southwest SOMA	3.60%	0.20%
Superdistrict 1	8.40%	9.20%
Superdistrict 2	13.60%	18.00%
Superdistrict 3	35.50%	34.80%
Superdistrict 4	6.40%	5.10%
East Bay	1.70%	1.30%
North Bay	0.40%	0.50%
South Bay	12.10%	14.80%
<b>Total</b>	<b>100%</b>	<b>100%</b>

Source: San Francisco County Transportation Authority traffic model output, Wilbur Smith Associates, 2001.



## Comparison of Traffic Impacts from the Previous Reports

Fifteen intersections were analyzed in the 1997 FEIR and 19 intersections were analyzed in the MM-SOM Report. Tables 4 and 5 present the Level of Service (LOS) for the Existing, Existing-Plus-Project and Future Cumulative conditions for the intersections analyzed in the 1997 FEIR and the MM-SOM Report, respectively.

**Table 4: Intersection Level of Service with Existing, Existing-Plus-Project and Future Cumulative conditions from the 1997 FEIR**

Intersection	Existing (1997)	Existing Plus Project	Future (2010) Cumulative
Seventh/Market	A	A	A
Seventh/Mission	B	B	B
Seventh/Howard	A	A	B
Seventh/Folsom	A	A	B
Seventh/Harrison	C	C	C
Sixth/Market	A	A	A
Sixth/Mission	A	B	C
Sixth/Howard	B	B	C
Sixth/Folsom	B	C	C
Sixth/Harrison	B	C	C
Fifth/Howard	A	B	B
Fifth/Folsom	B	C	C
Fifth/Harrison	E	E	E
Fourth/Folsom	A	A	A
Fourth/Harrison	D	D	D

Source: San Francisco Redevelopment Agency, *South of Market Redevelopment Plan Amendment Final Environmental Impact Report*, pp. 149-151, 1997.

**Table 5: Intersection Level of Service with Existing, Existing-Plus-Project and Future Cumulative conditions from the MM-SOM Report**

Intersection	Existing (2001)	Existing Plus SOMA	Future (2020) Cumulative
Turk/Taylor	B	B	B
Golden Gate/Jones	B	B	<b>D</b>
Market/Fourth	B	B	C
Market/Fifth	B	B	C
Market/Ninth	C	C	D
Market/Tenth	C	C	C
Market/Van Ness	D	D	D
Mission/Fifth <sup>1</sup>	C/C	D/D	E/E
Mission/Sixth <sup>1</sup>	B/B	B/B	C/D
Harrison/Essex	F	F	F
Harrison/Fourth	D	D	F
Harrison/Fifth	B	B	<b>D</b>
Harrison/Seventh	B	B	D
Harrison/Eighth	B	B	B
Bryant/Fifth	C	C	D
Bryant/Sixth	B	B	C
Bryant/Eighth	B	B	D
Bryant/Tenth	B	B	B
Brannan/Sixth	D	D	F

Source: CHS Consulting Group, 2002.

Notes: 1. LOS and delays are shown without enforcement of the bus only lane on Mission and with enforcement of the bus only lane.

Table 6 presents the LOS for the Existing, Existing-Plus-Project, and Future Cumulative conditions for four intersections (Seventh/Harrison, Sixth/Mission, Fifth/Harrison, and Fourth/Harrison) analyzed in both the 1997 FEIR and the MM-SOM Report. With Future Cumulative conditions two of the four intersections, Fifth/Harrison, as analyzed in the 1997 FEIR, and Fourth/Harrison, as analyzed in the in the MM-SOM Report, would operate at LOS E and F, respectively. However, both the 1997 FEIR and the MM-SOM Report, respectively, concluded that project contributions to cumulative conditions would not be significant.

**Table 6: Intersection Level of Service for Existing, Existing-Plus-Project and Future Cumulative Conditions for Four Intersections Common to the 1997 FEIR and MM-SOM Report**

Intersection	1997 FEIR			2002 MM-SOM Report		
	Existing (1997)	Existing Plus Project	Future Cumulative (2010)	Existing (2000)	Existing Plus Project	Future Cumulative (2020)
Seventh/Harrison	C	C	C	B	B	D
Sixth/Mission	A	B	C	B/B	B/B	C
Fifth/Harrison	E	E	E	B	B	B
Fourth/Harrison	D	D	D	D	D	F

Source: CHS Consulting Group, 2004.

As shown in Table 5, the MM-SOM Report determined that traffic impacts due to development in the SOM Project Area would not be considered significant.<sup>1</sup> The MM-SOM Report also concluded that there would not be a significant cumulative impact on 15 of the 19 intersections analyzed. However, at four of the intersections, Harrison/Fourth, Harrison/Essex, Sixth/Brannan and Fifth/Mission, there would be a significant cumulative impact. As mentioned above, the project's contributions to cumulative conditions at the intersection of Harrison/Fourth would not be significant. The intersection of Harrison/Essex already operates at LOS F under Existing conditions and would continue to do so under the Existing-Plus-Project conditions. The development in the Project Area would contribute a very small percentage to traffic movements that determine overall intersection LOS at intersections already at E and F and would thus not be considered to contribute to a significant cumulative effect. Thus, the SOM Redevelopment Program analyzed in the MM-SOM Report would not result in significant cumulative impacts at the intersections of Fourth/Harrison and Harrison/Essex.

### Traffic Impact Analysis

Project trips were assigned to the existing roadway network using the "TRAFFIX" computer software in accordance with the trip distribution patterns and added to the existing traffic on study area roadways.

An impact on a signalized intersection is considered significant when project-related traffic causes the intersection Level of Service (LOS) to deteriorate from LOS D or better to LOS E or F, or from LOS E to F. A project may result in significant adverse impacts at intersections that operate under LOS E or F under existing conditions, depending on the

<sup>1</sup> San Francisco Redevelopment Agency, *Mid-Market and South-of-Market Redevelopment Project Area Transportation Study*, 2002.



magnitude of the project's contribution to the worsening of the average delay per vehicle. A project would also have a significant adverse impact if it caused major traffic hazards or contributed considerably to cumulative traffic increases, causing levels of service to deteriorate to unacceptable levels.

As shown in Table 7, the Fifth/Mission Street intersection and the Sixth/Brannan Street intersection both operate at LOS D for the Existing-Plus-Project condition analyzed in the MM-SOM Report, and would still continue to operate at LOS D under the Existing-Plus-Revised Plan Amendment condition. Similarly, the vehicle trips generated by the Revised Plan Amendment activities are not likely to have any measurable effects on other intersections analyzed and reported in the MM-SOM Report.

**Table 7: Intersection Level of Service for Existing-Plus-Project Conditions From the MM-SOM Report and the Revised Plan Amendment**

Intersection	2002 MM - SOM Report		Revised Plan Amendment	
	Delay	LOS	Delay	LOS
Fifth/Mission Street	40.2/42.7	D/D	40.2/42.7	D/D
Sixth/Brannan Street	52.2	D	52.2	D

Source: CHS Consulting Group, 2004.

Under Future (2020) Cumulative conditions, Fifth/Mission and Sixth/Brannan intersections would have significant cumulative traffic impacts primarily due to the anticipated background traffic growth, which would cause LOS at these intersections to deteriorate of E or F. Table 8 presents the LOS of Fifth/Mission and Sixth/Brannan intersections for Future (2020) Cumulative conditions.

**Table 8: Intersection Level of Service for Future Cumulative Conditions From the MM-SOM Report and the Revised Plan Amendment**

Intersection	2002 MM - SOM Report		Revised Plan Amendment	
	Delay	LOS	Delay	LOS
Fifth/Mission Street	57.5/69.5	E/E	57.5/69.5	E/E
Sixth/Brannan Street	> 80	F	> 80	F

Source: CHS Consulting Group, 2004.

Table 9 shows that the Revised Plan Amendment's contribution to the future traffic growth at the intersections of Fifth/Mission and Sixth/Brannan. The Revised Plan Amendment would contribute to traffic growth approximately 10.2 percent at the intersection of Sixth/Brannan and 14.2 percent at the intersection of Fifth and Mission. For the traffic movements that determine overall LOS performance at the intersection of Fifth/Mission, the Revised Plan Amendment would contribute to a significant impact.

For the traffic movements that determine overall LOS performance at the intersection of Sixth/Brannan, the Revised Plan Amendment would not contribute to a significant impact.

**Table 9: Revised Plan Amendment Project Contribution to Growth**

Intersection	Existing Volume	Future Cumulative Volume	Growth	Project Volume	% of Growth	% of Future Volume
Sixth/Brannan Street	5524	6594	1070	109	10.20%	1.70%
Fifth/Mission Street	2808	3405	597	85	14.20%	2.50%
Fifth/Mission Critical Movement (SB)	569	669	100	63	63%	9.40%

Source: CHS Consulting Group, 2004.

At the intersection of Fifth/Mission, the Revised Plan Amendment would add substantial volumes to the southbound through traffic movement, which is the intersection critical movement. Therefore, the Revised Plan Amendment's contribution to this movement would be considered significant under Future (2020) Cumulative conditions. This conclusion is the same as the one reached in the Mid-Market FEIR.

At the intersection of Sixth/Brannan, the Revised Plan Amendment would not add traffic to the critical movements (northbound right-turn, eastbound through, and westbound left-turn movements), but would add trips to movements which would continue to operate satisfactorily. Thus, the traffic added due to the implementation of the Revised Plan Amendment would not materially affect the overall poor operation of this intersection. Therefore, the Revised Plan Amendment would not represent a considerable contribution to Future Cumulative traffic conditions and would not have a significant traffic impact on the intersection of Sixth/Brannan. It should be noted that the methodology used to determine significant impacts was refined by the San Francisco Planning Department. The methodology used for this Supplement focuses on the contribution to the critical movement only, not total movement as used in the MM-SOM Report.

The Mid-Market FEIR identified a mitigation measure, which recommended adjusting signal timing to mitigate the Future (2020) Cumulative impacts at the intersection of Fifth/Mission. However any changes to the signal timing along Mission Street could potentially affect the signal progression and MUNI bus operation along the corridor and would require further study. If it is determined that this mitigation measure would have a significant impact on MUNI operations, it would not be implemented. Therefore, the Revised Plan Amendment would have immitigable impacts at the



intersection of Fifth/Mission and would result in a significant and unavoidable traffic impact.

Prior to any development in the Project Area, a localized transportation study, including parking impacts, loading impacts, and impacts on transit may be required by the San Francisco Planning Department.

### **Parking Impacts**

The only change between the Revised Plan Amendment and the MM-SOM Report is residential land use. The Revised Plan Amendment would increase residential development by about 86 units, compared to the Mid-Market FEIR. The Mid-Market FEIR determined that cumulatively, there would be a total shortfall of about 2,300 public parking spaces in the Study Area. The Revised Plan Amendment would result in a net new demand of 118 additional parking spaces. Consequently, the overall parking shortage in the study area would be 2,418 spaces. This would not be considered significant as shown on page 131 of the 2002 Mid-Market FEIR.

### **Pedestrian Impacts**

During the weekday PM peak-hour, the Revised Plan Amendment would generate 96 more pedestrian trips (51 transit, 45 walk) compared with the total 769 pedestrian trips analyzed in the MM-SOM Report. The net increase in pedestrian volumes would not cause significant impacts because these pedestrians would spread over an approximately 68.8-acre study area.

### **Bicycle Impacts**

Additional bicycle trips generated by the Revised Plan Amendment would be relatively small and bicycle volumes on most study streets are relatively low. Accordingly, it is not anticipated that the Revised Plan Amendment would have a significant negative impact on bicycle conditions in the study area.

### **Transit Impacts**

It is estimated that the Revised Plan Amendment would generate a total of 490 weekday PM peak-hour transit trips (inbound and outbound) combined. The net increase in transit trips would be approximately 51 trips more than those presented in the Mid-Market FEIR. As the Revised Plan Amendment would increase residential land use compared to the SOM Program analyzed in the Mid-Market FEIR, the estimated increase in transit ridership by the Revised Plan Amendment would mostly be inbound trips during the PM peak-hour and therefore, is not accounted for in the MUNI and regional transit screeline analysis (the screenline analysis focuses on outbound trips



only, the peak direction during the PM peak-hour). Hence, the Revised Plan Amendment would not result in a significant transit impact.

### **Loading Impacts**

The Revised Plan Amendment would generate net new 2 daily truck trips. There would be no change in average hour, nor peak hour loading demand. Therefore, the Revised Plan Amendment could not cause additional loading demand.

## **APPENDIX B:**

### **COMPARISON OF IMPACTS**

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**TABLE B-1  
COMPARISON OF IMPACTS**

**Impacts From the SOM Plan Amendment Proposal  
FEIR.**

**Impacts From the 2004 Supplement to the SOM  
Plan Amendment Proposal FEIR.**

**PLANNING CONTEXT AND LAND USE**

**Less-than-significant impact.** Any land use impacts resulting from implementation of the proposed program would come from intensification of existing uses. Overall, the proposed development program would not change the character of the Project Area in any material way.

**No change.**

No mitigation measures are required.

**EMPLOYMENT, POPULATION AND HOUSING**

**Employment**

**Less-than-significant impact.** At buildout, total new primary employment likely to occur under the SOM Plan Amendment proposal was estimated to be 990 full-time equivalent jobs. The 990 jobs would represent about two percent of the projected Citywide growth between 1995 and 2010.

**No change.** (The Revised Plan Amendment would result in an estimated 577 jobs. The 577 jobs would represent about 0.5 percent of the projected Citywide growth between 2005 and 2020).

No mitigation measures are required.

**Population and Housing**

**Less-than-significant impact.** The proposed development program would result in approximately 278 new City residents.

**No change.** (The Revised Plan Amendment would result in an annual increase of 111 people for an additional population of 1,668 by 2020).

Mitigation measures are inherent in existing controls and reduce this impact further.

**TRANSPORTATION**

**Less-than-significant impact.** A comparison between conditions before and after the addition of the project traffic to the existing street system and existing traffic indicates that the addition of project traffic would not have a significant impact.

**No change.**

No mitigation measures are required.

**Less-than-significant cumulative impact.** None of the fifteen intersections analyzed would be significantly impacted by cumulative traffic.

Mitigation measures reduce this impact further.

**Significant and unavoidable impact.** Under Future Cumulative (year 2020) conditions, the intersection of Fifth/Mission would operate at LOS E. Based on the project contributions to the traffic movements that determine overall LOS at this intersection, the Revised Plan Amendment would have a considerable contribution to a significant and unavoidable impact at this intersection.

## TABLE B-1 (CONTINUED) COMPARISON OF IMPACTS

### Impacts From the SOM Plan Amendment Proposal FEIR.

Please note that the transportation impact analysis and conclusions in the FEIR differed from those produced in the EIS/EIR for the proposed General Services Administration (GSA) building. The GSA analysis showed the intersection of Sixth/Mission operating at a poorly functioning LOS E and worsening to LOS F under the cumulative scenario. This conclusion was based on an assumption of one through lane in each direction because of diamond lane restrictions. In order to resolve this inconsistency, the FEIR took a conservative approach and determined that implementation of the SOM Plan Amendment proposal and the GSA project, together, could contribute to a significant degradation of intersection function. However, the FEIR also noted that vehicles besides buses and those making right turns also travel in the diamond lanes.

### Impacts From the 2004 Supplement to the SOM Plan Amendment Proposal FEIR.

The 2002 Transportation Study updated the analysis of the intersection of Sixth/Mission. The 2002 Transportation study indicates that under Future (year 2020) Cumulative conditions, the intersection of Sixth/Mission would operate at LOS C without enforcement of the bus-only diamond lane and at LOS D with enforcement of the bus-only lane. Since LOS D or above indicates an acceptable condition, the intersection of Sixth/Mission would not be adversely impacted under Future Cumulative conditions.

### AIR QUALITY

**Significant impact.** The project would result in a significant increase in emissions of suspended particulate and nitrogen oxides.

Project-specific mitigation measures that could be required on a case-by-case basis and mitigation measures inherent in existing controls would reduce this impact to less than significant.

**Unavoidable adverse cumulative impact.** The additional development associated with the project would result in increased vehicle trips, contributing to cumulative nitrogen oxide and suspended particulate emissions within the Air Basin.

**No change.**

**Less-than-significant impact.** Since the certification of the FEIR, important CEQA guidelines on cumulative impact analysis have been changed. As a result of these changes, the cumulative air quality impacts would be less than significant.

### ENERGY

**Less-than-significant impact.** PG&E's charter stipulates that it is obligated to provide an adequate supply of electricity and natural gas to its customers, therefore, it will find or develop a supply adequate to serve any new demand, and there would be no adverse impacts on the capacity of the existing energy distribution system.

Mitigation measures reduce this impact further.

**No change.**

### NOISE

**Less-than-significant construction noise impact.** Because noise would be expected to occur intermittently over the short term, as construction at an opportunity site proceeds, the impact would not be considered significant.

Project-specific mitigation measures that could be required on a case-by-case basis and mitigation measures inherent in existing controls would reduce this impact further.

**No change.**



**TABLE B-1 (CONTINUED)**  
**COMPARISON OF IMPACTS**

Impacts From the SOM Plan Amendment Proposal FEIR.	Impacts From the 2004 Supplement to the SOM Plan Amendment Proposal FEIR.
<p><b>Less-than-significant operational noise impact.</b> Increases in traffic due to the project and cumulative growth would not result in noticeably greater noise levels than those existing in the area.</p> <p>Project-specific mitigation measures that could be required on a case-by-case basis and mitigation measures inherent in existing controls would reduce this impact further.</p>	No change.
<b>GEOLOGY AND SEISMOLOGY</b>	
<p><b>Unavoidable adverse impact.</b> Potential impacts in the Project Area include ground shaking and associated liquefaction of soils during seismic events. The potential hazards associated with ground shaking cannot be completely mitigated and thus, would be an unavoidable adverse impact by exposing additional people to seismic hazards.</p>	No change.
<b>HAZARDS</b>	
<p><b>Significant impact.</b> Redevelopment within the Project Area is likely to include demolition or renovation of existing structures, excavation or grading of soil, and dewatering activities, all of which could expose persons to hazardous materials.</p> <p>Project-specific mitigation measures that could be required on a case-by-case basis and mitigation measures inherent in existing controls would reduce this impact to less than significant.</p>	No change.
<p><b>Significant cumulative impact.</b> Cumulative impacts could result from the redevelopment of multiple sites containing hazardous materials. Mitigation measures are identified to avoid significant effects.</p> <p>Project-specific mitigation measures that could be required on a case-by-case basis and mitigation measures inherent in existing controls would reduce this impact to less than significant.</p>	No change.
<b>COMMUNITY SERVICES</b>	
<b>Social Services</b>	
<p><b>Beneficial impact.</b> Providing new dwelling units for persons who may currently be living on the streets or in vehicles will help consolidate residents in the SOM area so that social services may be made more readily available to them.</p> <p>No mitigation measures are required.</p>	No change.



**TABLE B-1 (CONTINUED)  
COMPARISON OF IMPACTS**

Impacts From the SOM Plan Amendment Proposal FEIR.	Impacts From the 2004 Supplement to the SOM Plan Amendment Proposal FEIR.
<b>Police Protection</b>	
<p><b>Less-than-significant impact.</b> The area experiences substantial congestion during commuter hours, and during the construction phase of the project, traffic congestion would likely increase. Without added traffic control measures, it is likely that response times for emergency and non-emergency calls would increase. The 24-hour response time may increase due to the increase in demand, although this increase in response time would likely be marginal.</p> <p>No mitigation measures are required.</p>	<p><b>No change.</b></p>
<b>Solid Waste</b>	
<p><b>Less-than-significant impact.</b> Demolition of existing structures would create a large amount of material to be recycled or disposed of in a landfill. Once newly constructed residential and commercial facilities are occupied, there would be an increase in waste generation from the Project Area. This would increase the rate at which existing landfill capacity would be exhausted, but not by a significant amount.</p> <p>Project-specific mitigation measures that could be required on a case-by-case basis would reduce this impact further.</p>	<p><b>No change.</b></p>
<b>CULTURAL RESOURCES</b>	
<b>Archaeological Resources</b>	
<p><b>Potentially significant impact (Prehistoric).</b> There is potential for discovering cultural deposits at certain sites in the Project Area (identified by site number in the FEIR). Redevelopment of these sites could result in significant impacts if land alteration activities are proposed.</p> <p>Project-specific mitigation measures that could be required on a case-by-case basis would reduce this impact to less than significant.</p>	<p><b>No change.</b> (The Revised Plan Amendment includes fewer sites where potential exists for discovering prehistoric archaeological deposits).</p>
<p><b>Significant impact (Historic).</b> Archaeological deposits may be located at certain sites (identified by site number in the FEIR). Redevelopment of these sites could result in significant impacts if land alteration activities are proposed.</p> <p>Project-specific mitigation measures that could be required on a case-by-case basis would reduce this impact to less than significant.</p>	<p><b>No change.</b> (The Revised Plan Amendment includes fewer sites where potential exists for discovering historic archaeological deposits.)</p>
<b>Historic Resources</b>	
<p><b>Less-than-significant impact.</b> The SOM Plan Amendment proposal included a site that housed a "significant building" as identified in the SF Planning Code, Article 11. However,</p>	<p><b>Less-than-significant impact.</b> One property identified in the Revised Plan Amendment as a rehabilitation opportunity site, the Henry Hotel located at 106 Sixth Street, is listed in</p>

**TABLE B-1 (CONTINUED)**  
**COMPARISON OF IMPACTS**

**Impacts From the SOM Plan Amendment Proposal  
FEIR.**

at the time, the site was already under construction and the developers secured the appropriate approvals with respect to historic preservation from the Planning Commission.  
Project-specific mitigation measures that could be required on a case-by-case basis would reduce this impact further.

**Impacts From the 2004 Supplement to the SOM  
Plan Amendment Proposal FEIR.**

the Planning Code Article 11 as a Category I significant building. Any rehabilitation activity under the Revised Plan Amendment would be conducted in a manner consistent with Planning Code Article 11, regarding preservation of architecturally or historically significant structures. Therefore, the Revised Plan Amendment would not result in a significant adverse effects on this Category I structure.

**VISUAL QUALITY AND SHADOWS**

**Less-than-significant impact.** New shadows would be created by the new development. However, it is not possible to know at this time what the shadow impacts might be, since specific projects with building plans are not available for this program-level analysis. Once building designs have been developed, any proposed project over 40 feet would be subject to Section 295 of the City Planning Code, the Sunlight Ordinance, and therefore, would limit adverse shadow effects.

Project-specific mitigation measures that would be required as part of the SOM Plan Amendment proposal, would reduce this impact further.

**No change.**





## **APPENDIX C:**

### **COMPARISON OF MITIGATION MEASURES**

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**TABLE C-1**  
**COMPARISON OF MITIGATION MEASURES**

**Mitigation Measures From the SOM Plan  
Amendment Proposal FEIR**

**Mitigation Measures from the Supplement to the SOM  
Plan Amendment Proposal FEIR**

**PLANNING CONTEXT AND LAND USE**

**No mitigation measures required.**

**No change.**

**EMPLOYMENT, POPULATION AND HOUSING**

**Mitigation inherent in existing controls.** The Redevelopment Agency is required by law to make relocation payments to persons (including individuals and families), business concerns and others displaced from property in the project area as a result of Redevelopment Agency involvement in site development. Such relocation payments are made pursuant to the California Relocation Assistance Law (Government Code Section 7260, et seq.), the Federal Uniform Relocation Act, and Agency rules and regulations adopted pursuant to these laws. The Redevelopment Agency may make other payments, as it deems appropriate and for which funds are available.

**No change.**

**TRANSPORTATION**

**No mitigation measures required.**

**No change.**

**Cumulative mitigation measures.** Insure placement of paving, landscaping and/or structures in the sidewalk area (subject to City approval) in such a way as to accommodate bus stop shelters and minimize interference with pedestrian traffic.

Include warning devices (lighted signs and noise-emitting devices) in parking facility driveways to alert pedestrians to vehicles exiting the structures.

In consultation with the Municipal Railway, direct individual developers within the project area to install eyebolts to make provisions for direct attachment of eyebolts for MUNI trolley wires on the proposed buildings, wherever necessary, or agree to waive the right to refuse attachment of eyebolts to the proposed buildings, if such attachment is done at City expense.

During construction periods, permit construction truck movements only before 6:30 a.m. or between 9 a.m. and 3:30 p.m., to minimize peak-hour traffic conflicts.

**No change.** The Mid-Market FEIR identified a mitigation measure, which recommended adjusting signal timing, to mitigate the Future (2020) Cumulative impacts at the intersection of Fifth/Mission. If implementation of this mitigation measure is feasible, it would mitigate the Revised Plan Amendment's cumulative impacts at this intersection. However, any changes to the signal timing along mission Street could potentially affect the signal progression and MUNI bus operation along the corridor and would require further study. If it is determined that this mitigation measure would have a significant impact on MUNI operations, it would not be implemented and the impact of the Revised Plan Amendment would not be mitigated.



**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

Mitigation Measures From the SOM Plan Amendment Proposal FEIR	Mitigation Measures from the 2004 Supplement to the SOM Plan Amendment Proposal FEIR
<p>Require individual developers and their construction contractors to meet with Traffic Engineering Division of the Department of Parking and Traffic, the Fire Department, MUNI and the Planning Department to determine feasible traffic mitigation measures to reduce traffic congestion during construction of individual buildings and other, nearby projects. To minimize cumulative traffic impacts due to lane closures during construction, require developers to coordinate with construction contractors for any concurrent nearby projects that are planned for construction, or which later become known.</p>	
<p>The project sponsor will incorporate MUNI and/or Department of Parking and Traffic recommendations regarding locations and specifications of features intended to facilitate transit use (e.g. bus activated traffic signals and sidewalk bus bulbs) into the design of street and sidewalk improvements within the Project Area.</p>	
<p>The project sponsor will coordinate with the Department of Parking and Traffic's Bicycle Program staff when designing street and sidewalk improvements within the redevelopment area to ensure that relevant recommendations and specification (e.g., locations and widths of bike and wide-curb lanes, associated pavement markings, and sidewalk bicycle racks) called for in the (future) Bicycle Plan are included.</p>	
<p>Until the City's Planning Code has been amended to reflect the recommendations of the (future) Bicycle Plan, the project sponsor will encourage developers to include off-street bike parking in excess of the City's requirements and to include shower and locker facilities for bicycle-commuting in their designs for new and renovated buildings in the redevelopment area. The (future) Bicycle Plan contains guidelines that identify the appropriate number and types of these facilities for individual development projects. These guidelines will be distributed to, and discussed with, all the prospective developers in the project area.</p>	

**AIR QUALITY**

**Project-specific measures that could be required on a case-by-case basis.**      **No change.**

- Require the contractor(s) to sprinkle the site with water during demolition, excavation and construction activity; sprinkle unpaved construction areas with water at least twice per day; cover stockpiles of soil,

**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

**Mitigation Measures From the SOM Plan  
Amendment Proposal FEIR**

**Mitigation Measures from the 2004 Supplement to the  
SOM Plan Amendment Proposal FEIR**

sand and other material; cover trucks hauling debris, soil, sand or other such material; and sweep surrounding streets during demolition and construction at least once per day to reduce particulate emissions.

Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor will require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. The project sponsor will require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as prohibiting the idling of motors when equipment is not in use or when trucks are waiting in queues and by implementing specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

**Mitigations inherent in existing controls.** The air quality impact analysis concludes that the project would result in a net increase in emissions of two criteria pollutants (nitrogen oxides and suspended particulate) that would exceed BAAQMD recommended significance criteria.

Nitrogen oxides are a product of fuel combustion and are a precursor to regional ozone formation. Nitrogen oxides are directly proportional to the number of vehicle trips and vehicle miles traveled. Approximately 80 percent of the emissions of suspended particulate associated with the project would result from re-entrainment of dust through vehicle movement over paved roads. Dust entrainment from roads is directly proportional to the number of vehicle miles traveled (VMT). VMT, in turn, is directly proportional to the number of trips generated by the project and their average trip length. Therefore, mitigation strategies intended to reduce nitrogen oxides and suspended particulate emissions must focus on reducing the number of vehicle trips generated by the project and reducing the average length of those trips.

In general, the "transit-first" policies in the San Francisco Master Plan (see, for example, the Transportation Element) and implementing measures, such as the transit impact development fee, help to reduce VMT by encouraging transit use. In addition, Section 155 of the City Planning Code requires the following measures in the South of Market area:

**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

Mitigation Measures From the SOM Plan Amendment Proposal FEIR	Mitigation Measures from the 2004 Supplement to the SOM Plan Amendment Proposal FEIR
<ul style="list-style-type: none"> <li>• Provide off-street bicycle storage space for every 20 spaces provided for autos. (The draft bicycle plan for San Francisco recommends that the CPC be revised to require bicycle parking whether or not auto parking is provided).</li> <li>• Provide priority use of off street parking spaces for the physically handicapped.</li> </ul> <p>The effectiveness of these measures to reduce project-related vehicle trips, VMT and the associated emissions of nitrogen oxides and suspended particulate cannot be reliably estimated. However, to reduce the net increase in emissions of nitrogen oxide and suspended particulate to less than 80 pounds per day at project buildout, the net increase in project-related VMT would need to be reduced by approximately 40 percent. It is reasonable to assume that the above measures could not feasibly achieve that level of reduction.</p>	

### ENERGY

**Mitigation measures.** Adopt a goal of 10 percent greater energy efficiency than that required under the provisions of Title 24 for new and renovated buildings under the Redevelopment Plan. While future developers would not be required to use any single design, or to include any specific set of features, the following design features could be used to help achieve this goal.

**No change.**

- Install active solar water-heating systems on the roofs of new and renovated buildings, where feasible.
- Provide natural gas for space and water heating (if solar is not feasible) and for ranges and laundry dryers. For space heating, centralized high-efficiency boilers should be installed rather than individual furnaces, where possible.
- Install energy-efficient, operable windows that are double-paned and double-glazed and that have "low-E" coatings.
- Locate windows and properly insulated skylights to provide natural lighting in frequently used work areas such as kitchen and sink areas. Locate bathrooms to accommodate windows for ventilation (and light) instead of fans.
- Use fluorescent (or other technology, if more energy-efficient than fluorescent) lighting for all installed light fixtures in work areas (kitchens, bathrooms, etc.) and in common areas (corridors, laundry rooms, etc.)

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**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

**Mitigation Measures From the SOM Plan  
Amendment Proposal FEIR**

**Mitigation Measures from the 2004 Supplement to the  
SOM Plan Amendment Proposal FEIR**

- Install sodium-vapor lamps for all street and parking-lot lighting. Lighting should be the minimum amount necessary for public safety. Control lighting with photo-electric cells.
- Install masonry floors and walls opposite south-facing windows to store solar heat.
- Cover roofs with a light-color surface material to reflect heat and reduce cooling requirements.

Since Title 24 energy budgets used to design new and renovated buildings do not include the energy associated with the use of certain household appliances (e.g., refrigerators, refrigeration-freezers, and freezers), the following measure is recommended:

- Install appliances with a rating in the bottom quarter of the scale (the bottom quarter of the scale relates to the quarter of all models of a particular appliance with the highest energy efficiency).

**NOISE**

**Project-specific measures that could be required on a case-by-case basis.**      **No change.**

*Construction Noise*

- Require construction contractors within the project area to pre-drill holes for piles (if feasible, based on soils) to the maximum feasible depth, to minimize noise and vibration from pile driving.
- Require construction contractors within the project area to consult with the Department of Public Works to determine the time when pile driving would cause the least disturbance to neighboring uses.
- Require construction contractors within the project area to implement the following measures where, in so doing, exposure of sensitive, neighboring uses to construction noise would be substantially reduced (i.e., reduced by five dBA or more): 1) construct barriers around construction sites and stationary equipment, such as compressors, and 2) locate stationary equipment in pit areas or excavated areas.

*Operational Noise*

- Require noise reduction features for outdoor use areas associated with proposed residential units to achieve a performance standard of 65 L<sub>dn</sub> if feasible and consistent with other urban development goals. This measure can be accomplished by including acoustical

**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

Mitigation Measures From the SOM Plan Amendment Proposal FEIR	Mitigation Measures from the 2004 Supplement to the SOM Plan Amendment Proposal FEIR
<p>considerations into the site design (e.g., siting less sensitive use areas between more sensitive areas and the street) and/or by constructing soundwalls.</p>	
<p><b>Mitigations inherent in existing controls.</b></p>	
<p><i>Construction Noise</i></p>	
<p>Users of powered construction equipment, other than impact tools, are required to comply with the San Francisco Noise Ordinance (Article 29 of the City Police Code, Section 2907b) which states:</p>	
<ul style="list-style-type: none"> <li>“ . . . it shall be unlawful for any person, including the City and County of San Francisco, to operate any powered construction equipment, regardless of age or date of acquisition, if the operation of such equipment emits noise at a level in excess of 80 dBA when measured at a distance of 100 feet from such equipment, or an equivalent sound level at some other convenient distance.”</li> </ul>	
<p>Section 2907c applies to construction-related impact tools and equipment:</p>	
<ul style="list-style-type: none"> <li>“ . . . such impact tools and equipment shall have intake and exhaust mufflers recommended by the manufacturers thereof and approved by the Director of Public Works as best accomplishing maximum noise attenuation, . . . pavement breakers and jackhammers shall also be equipped with acoustically attenuating shields or shrouds recommended by the manufacturers thereof and approved by the Director of Public Works as best accomplishing maximum noise attenuation. In the absence of manufacturer's recommendations, the Director of Public Works may prescribe such means of accomplishing maximum noise attenuation as he deems to be in the public interest.”</li> </ul>	
<p>Section 2908 of the Noise Ordinance states:</p>	
<ul style="list-style-type: none"> <li>“It shall be unlawful for any person, between the hours of 8:00 p.m. of any day and 7:00 a.m. of the following day to erect, construct, demolish, excavate for, alter or repair any building or structure if the noise level created thereby is in excess of the ambient noise level by five decibels at the nearest property line, unless a special permit therefore has been applied for and granted by the Director of Public Works.”</li> </ul>	

*Operational Noise*

For new multi-family residential and SRO construction,

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**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

**Mitigation Measures From the SOM Plan  
Amendment Proposal FEIR**

**Mitigation Measures from the 2004 Supplement to the  
SOM Plan Amendment Proposal FEIR**

the City's Department of Building Inspection has an on-going responsibility to implement State Noise Insulation Standards that are set forth in Title 24 of the California Code of Regulations. The Department of Building Inspection would review the final building plans to insure that the building wall and floor/ceiling assemblies meet state standards regarding sound transmission. Based on estimated noise levels in the area (70 to 75 L<sub>dn</sub>), new residential units that would be developed immediately adjacent to major streets should be acoustically designed to meet a Sound Transmission Class (STC) rating of 30 dB. Adherence to Title 24 requirements would reduce interior residential noise to acceptable levels.

**GEOLOGY AND SEISMOLOGY**

The potential hazards associated with ground shaking cannot be completely mitigated; this impact would be an unavoidable adverse impact by exposing additional people to seismic hazards. Potential hazards may be reduced, but not eliminated. **No change.**

**Mitigation inherent in existing controls.** New construction in the project area must conform to the seismic safety standards contained in the 1995 San Francisco Building Code.

**HAZARDS**

**Project-Specific Measures That Could be Required on a Case-by-Case Basis.** It is unknown whether hazardous wastes may be present on any of the opportunity sites in the project area; however, past land uses indicate that they could be present. There are no state, federal or local requirements for conducting site investigations to determine the presence of hazardous wastes (even though most lending institutions require an investigation to determine the presence of hazardous wastes on a property prior to providing funds for a project). The City and County of San Francisco requires such investigations in certain parts of the City (those portions along the Bay margin that have been filled since before the turn of the century) if more than 50 cubic yards of materials are excavated as part of development. This requirement is contained in Article 20 of the City Code and is also known as the Maher Ordinance. The project area is not located within lands subject to Article 20 requirements. The following mitigation measures are similar to the requirements of Article 20, however, and would mitigate the potential health and safety impacts to the public and **No change.**



**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

Mitigation Measures From the SOM Plan Amendment Proposal FEIR	Mitigation Measures from the 2004 Supplement to the SOM Plan Amendment Proposal FEIR
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the environment if hazardous wastes were identified at any of the opportunity sites or in the project area.

Prior to redevelopment of a site within the project area, a site assessment should be conducted by qualified environmental professionals to identify the presence of any hazardous wastes at the site. The assessment may include document research, soil and groundwater sampling, asbestos and lead paint surveys, geophysical surveys to locate underground storage tanks, or other investigation appropriate for the individual site and intended redevelopment use. The assessment report should document investigation activities and provide recommendations for managing and mitigating identified hazards. The San Francisco Department of Public Health should review assessment reports to ensure that the presence of hazardous wastes was adequately investigated and that recommended mitigation measures were adequate.

A site mitigation plan should be developed for all sites where soil excavation and groundwater dewatering are to occur. The plan should identify known and suspected contaminants and include measures to prevent potential exposure to contaminants during construction activities. These measures should include dust control measures, restriction of access, and appropriate storage and management of hazardous wastes, and procedures for separating and stockpiling soil, water containment, and transport, treatment and/or disposal of wastes.

The site mitigation plan should include a health and safety plan that would describe specific personnel, procedures, and equipment to be used during all site activities, procedures to prevent exposures of hazardous wastes to workers and the public, and air monitoring strategy. The site mitigation plan should be reviewed by SFDPH prior to commencement of redevelopment activities.

Asbestos-containing materials or materials coated with lead-based paints should be encapsulated or removed depending on the intended redevelopment use by appropriate licensed professionals in accordance with applicable guidelines and regulations.

**Mitigations Inherent in Existing Controls.** Existing federal, state, and local laws and regulations regulate the handling, transportation, and disposal of hazardous wastes to protect the public health and the environment. Compliance with these regulations would mitigate impacts associated with the storage, generation, transport and disposal of hazardous wastes to less than significant

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**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

**Mitigation Measures From the SOM Plan  
Amendment Proposal FEIR**

**Mitigation Measures from the 2004 Supplement to the  
SOM Plan Amendment Proposal FEIR**

levels. The San Francisco Department of Public Works (DPW), Bureau of Environmental Regulation and Management, regulates discharges and potential discharges of industrial wastewater to the combined storm drain/sanitary sewer system. Groundwater generated at a site during dewatering, investigation or remediation activities may be discharged into the sanitary sewer, subject to the City's Industrial Waste Ordinance (19-92) and DPW Order 158170 (Part 2, San Francisco Municipal Code, Article 4.1, Section 123). The ordinance requires that wastewater generators obtain an Industrial Waste Discharge permit if pollutants may be contained in the discharges and to meet specific water quality standards prior to discharge.

**COMMUNITY SERVICES**

**Social Services**

**No mitigation measures required.**

**No change.**

**Police Services**

**No mitigation measures required.**

**No change.**

**Solid Waste**

**Project-Specific Measures That Could be Required on a Case-by-Case Basis.** Although the project would not cause significant environmental impacts, the following measures would reduce the amount of solid waste disposed of at area landfills:

Require residential and commercial/industrial buildings to develop and maintain comprehensive recycling programs for all building occupants. Work with the San Francisco Recycling Program to provide education about available recycling services.

Provide the maximum opportunity for salvage prior to demolition.

Require building demolition and construction contractors to separate and recycle materials from demolished buildings and excess construction materials.

Promote the use of recycled materials during construction. The San Francisco Recycling Program maintains directories of selected products.

Plant only low waste landscaping that requires minimal pruning.

**No change.**



**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

Mitigation Measures From the SOM Plan Amendment Proposal FEIR	Mitigation Measures from the 2004 Supplement to the SOM Plan Amendment Proposal FEIR
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Use excavated soil on site, where possible. If soil is exported from the site, ensure that it is not contaminated during excavation so that it may be recovered for reuse.

**Mitigation Inherent in Existing Controls.** Comply with the California Public Resources Code (Division 30, Part 3 of Chapter 18, Section 42900) which requires adequate space in new buildings for recycling containers.

## CULTURAL RESOURCES

### Archaeological Resources

**Unanticipated Archaeological Resources.** In any project involving land alteration activities, unanticipated cultural deposits can be discovered in areas not scheduled for archaeological exploration or monitoring. Should evidence of archaeological resources of potential significance be found during ground disturbance, the project sponsor would immediately notify the ERO and would suspend any excavation that the ERO determined could damage such archaeological resources. Excavation or construction activities that might damage discovered cultural resources would be suspended for a total maximum of four weeks over the course of construction.

After notifying the ERO, the project sponsor would select an archaeologist to assist the Office of Environmental Review in determining the significance of the find. The archaeologist would prepare a draft report containing an assessment of the potential significance of the find and recommendations for what measures should be implemented to minimize potential effects on archaeological resources. Based on this report, the ERO would recommend specific additional mitigation measures to be implemented by the project sponsor.

Mitigation measures might include a site security program, additional on-site investigations by the archaeologist and/or documented, preservation and recovery of cultural materials. Finally, the archaeologist would prepare a draft report documenting the cultural resources that were discovered, an evaluation as to their significance and a description as to how any archaeological testing, exploration and/or recovery program was conducted.

Copies of all draft reports prepared according to this mitigation measure would be sent first and directly to the

**Mitigation Measure A.1.** The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in *CEQA Guidelines* Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the ALERT Sheet.

Should any indication of an archeological resource be encountered during any soil disturbing activity of the project, the project head formen and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if



**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

**Mitigation Measures From the SOM Plan  
Amendment Proposal FEIR**

**Mitigation Measures from the 2004 Supplement to the  
SOM Plan Amendment Proposal FEIR**

ERO for review. Following approval by the ERO, copies for the final report(s) would be sent by the archaeologist directly to the President of the Landmarks Preservation Information Center. Three copies of the final archaeology report(s) shall be submitted to the Office of Environmental Review, accompanied by copies of the transmittals documenting its distribution to the President of the Landmarks Preservation Advisory Board and the California Archaeological Site Survey Northwest Information Center.

In the event that prehistoric archaeological deposits are discovered, the California Native American Heritage Commission in Sacramento and the local Native American organizations should be consulted and involved in making resource management decisions. All applicable State and local legal requirements concerning the treatment of cultural materials and Native American burials should be enforced.

**Prehistoric Archaeological Resources.** It is recommended that the project sponsor retain the services of a professional archaeologist to conduct a construction monitoring program for redevelopment at any of the thirty-two identified opportunity sites where there is some possibility for the presence of prehistoric archaeological resources. The archaeologist would first determine, in conjunction with the Environmental Review Office (ERO), whether he/she should instruct all excavation and foundation crews on the project site of the potential for discovery of archaeological resources, and the procedures to be followed if such resources are uncovered.

The archaeologist would then design and carry out a program of on-site monitoring of all ground disturbing activities, during which he/she would record observations

warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

**Mitigation Measure A.2.** Based on the reasonable potential that archeological resources may be present within the Project Area, the following measures shall be undertaken to avoid any potentially significant adverse effect from the Proposed Project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks



**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

Mitigation Measures From the SOM Plan Amendment Proposal FEIR	Mitigation Measures from the 2004 Supplement to the SOM Plan Amendment Proposal FEIR
<p>in a permanent log. The monitoring program, whether or not there are finds of significance, would result in a written report to be submitted first and directly to the ERO, with a copy for the project sponsor. During the monitoring program, the project sponsor would designate one individual on site as his/her representative. This representative would have the authority to suspend work at the site to give the archaeologist time to investigate and evaluate archaeological resources, should they be encountered.</p>	<p>only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).</p>
<p>Should evidence of cultural resources of potential significance be found during the monitoring program, the archaeologist would immediately notify the Environmental Review Officer (ERO), and the program sponsor would halt any activities which the archaeologist and the ERO jointly determine could damage such cultural resources. Ground disturbing activities that might damage cultural resources would be suspended for a total maximum of four weeks over the course of construction.</p>	<p><i>Archeological monitoring program (AMP).</i> The archeological monitoring program shall minimally include the following provisions:</p>
<p>After notifying the ERO, the archaeologist would prepare a written report to be submitted first and directly to the ERO, with a copy to the project sponsor, which would contain an assessment of the potential significance of the find and recommendations for what measures should be implemented to minimize potential effects on archaeological resources. Based on this report, the ERO would recommend specific additional mitigation measures to be implemented by the project sponsor.</p>	<ul style="list-style-type: none"> <li>• The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context;</li> <li>• The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;</li> <li>• The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;</li> <li>• The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;</li> <li>• If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The</li> </ul>
<p>Mitigation measures might include a site security program, additional on-site investigations by the archaeologist and/or documentation, preservation and recovery of cultural materials. Finally, the archaeologist would prepare a draft final report documenting the cultural resources that were discovered, an evaluation as to their significance and a description as to how any archaeological testing, exploration and/or recovery program was conducted.</p>	
<p>Copies of all draft reports prepared according to this mitigation measure would be sent first and directly to the ERO for review. Following approval by the ERO, copies of the final report(s) would be sent by the archaeologist directly to the President of the Landmarks Preservation Advisory Board and the California Archaeological Site Survey Northwest Information Center.</p>	
<p>Upon discovery of prehistoric Native American cultural sites, the California Native American Heritage Commission in Sacramento and the local Native American organizations should be consulted throughout all phases of</p>	

CASE NO. 94.670E

**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

Mitigation Measures From the SOM Plan Amendment Proposal FEIR	Mitigation Measures from the 2004 Supplement to the SOM Plan Amendment Proposal FEIR
resource management.	<p data-bbox="745 363 1433 485">archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.</p> <p data-bbox="686 506 1433 630">If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <ul style="list-style-type: none"> <li data-bbox="736 651 1433 741">a) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</li> <li data-bbox="736 762 1433 915">b) An archeological data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</li> </ul> <p data-bbox="686 936 1433 1509">If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p data-bbox="686 1530 1361 1558">The scope of the ADRP shall include the following elements:</p> <p data-bbox="686 1579 1433 1638"><i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations.</p> <p data-bbox="686 1659 1433 1717"><i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures.</p> <p data-bbox="686 1738 1433 1797"><i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies.</p> <p data-bbox="686 1818 1433 1908"><i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.</p>



**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

Mitigation Measures From the SOM Plan Amendment Proposal FEIR	Mitigation Measures from the 2004 Supplement to the SOM Plan Amendment Proposal FEIR
	<p><i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.</p> <p><i>Final Report.</i> Description of proposed report format and distribution of results.</p> <p><i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</p> <p><i>Human Remains, Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.</p> <p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical</p>

**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

Mitigation Measures From the SOM Plan Amendment Proposal FEIR	Mitigation Measures from the 2004 Supplement to the SOM Plan Amendment Proposal FEIR
<p><b>Historic Archaeological Resources.</b> There is a high probability of encountering historic archaeological resources at ten of the identified opportunity sites. In the event that subsurface disturbance is proposed at any of these sites, pre-construction archaeological testing is recommended.</p>	<p>Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p>
<p>The project sponsor should retain the services of a professional archaeologist, who would carry out a pre-excavation testing program to better determine the probability of finding cultural and historical remains. The testing program would use a series of mechanical, exploratory borings or trenches and/or other testing methods determined by the archaeologist to be appropriate.</p>	<p><b>Mitigation Measure A.3.</b> Based on a reasonable presumption that archaeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).</p>
<p>If after testing, the archaeologist determines that no further investigations or precautions are necessary to safeguard potentially significant archaeologist resources, the archaeologist would submit a written report to the ERO, with a copy to the project sponsor. If the archaeologist determines that further investigations or precautions are necessary, he/she shall consult with the ERO and they shall jointly determine what additional procedures are necessary to minimize potential effects on archaeological resources.</p>	<p><b>Archeological Testing Program.</b> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p>
<p>These additional mitigation measures would be implemented by the project sponsor and might include a program of on-site monitoring of all site excavation, during which the archaeologist would record observations in a permanent log. The monitoring program, whether or not there are finds of significance, would result in a written report to be submitted first and directly to the ERO, with a copy to the project sponsor. During the monitoring program, the project sponsor would designate one individual on site as his/her representative. This representative would have the authority to suspend work at the site to give the archaeologist time to investigate and evaluate archaeological resources should they be encountered.</p>	<p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include</p>
<p>Should evidence of cultural resources of potential significance be found during the monitoring program, the archaeologist would immediately notify the ERO, and the project sponsor would halt any activities that the archaeologist and the ERO jointly determine could damage such cultural resources. Ground disturbing activities that</p>	



**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

Mitigation Measures From the SOM Plan Amendment Proposal FEIR	Mitigation Measures from the 2004 Supplement to the SOM Plan Amendment Proposal FEIR
<p>might damage cultural resources would be suspended for a total maximum of four weeks over the course of construction.</p>	<p>additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p>
<p>After notifying the ERO, the archaeologist would prepare a written report to be submitted first and directly to the ERO, with a copy to the project sponsor, which would contain an assessment of the potential significance of the find and recommendations for what measures should be implemented to minimize potential effects on archaeological resources. Based on this report, the ERO would recommend specific additional mitigation measures to be implemented by the project sponsor. These additional mitigation measures might include a site security program, additional on-site investigations by the archaeologist and/or documentation, preservation and recovery of cultural materials.</p>	<ul style="list-style-type: none"> <li>a) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</li> <li>b) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</li> </ul>
<p>Finally, the archaeologist would prepare a report documenting the cultural resources that were discovered, an evaluation as to their significance and a description as to how any archaeological testing, exploration and/or recovery program was conducted.</p>	<p><i>Archeological Monitoring Program.</i> If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:</p>
<p>Copies of all draft reports prepared according to this mitigation measure would be sent first and directly to the ERO for review. Following approval by the ERO, copies of the final report(s) would be sent by the archaeologist directly to the President of the Landmarks Preservation Information Center. Three copies of the final archaeology report(s) shall be submitted to the Office of Environmental Review, accompanied by copies of the transmittals documenting its distribution to the President of the Landmarks Preservation Advisory Board and the California Archaeological Site Survey Northwest Information Center.</p>	<ul style="list-style-type: none"> <li>• The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;</li> <li>• The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;</li> <li>• The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;</li> <li>• The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;</li> <li>• If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily</li> </ul>



**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

**Mitigation Measures From the SOM Plan  
Amendment Proposal FEIR**

**Mitigation Measures from the 2004 Supplement to the  
SOM Plan Amendment Proposal FEIR**

redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

*Archeological Data Recovery Program.* The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.

**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

Mitigation Measures From the SOM Plan Amendment Proposal FEIR	Mitigation Measures from the 2004 Supplement to the SOM Plan Amendment Proposal FEIR
	<ul style="list-style-type: none"> <li>• <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.</li> <li>• <i>Final Report.</i> Description of proposed report format and distribution of results.</li> <li>• <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</li> </ul> <p><i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p> <p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different</p>



**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

Mitigation Measures From the SOM Plan Amendment Proposal FEIR	Mitigation Measures from the 2004 Supplement to the SOM Plan Amendment Proposal FEIR
	final report content, format, and distribution than that presented above.
<b>Historic Resources</b>	
<p><b>Mitigation Measure.</b> Prior to approval of any project involving the historic structure on Opportunity Site 19 (1097 Howard Street), the developer shall submit plans and specifications to the Landmarks Preservation Advisory Board for review and comment. The City Planning Commission shall forward its recommendations and those of the Landmarks Preservation Advisory Board to the Redevelopment Agency for final action.</p>	<p><b>Mitigation Measure A.4.</b> Properties designated as Significant Buildings – Categories I and II, and Contributory Buildings – Categories III and IV would follow the requirements in Sections 1110-1123 of Article 11 of the <i>San Francisco Planning Code</i>, as applicable. Mitigation Measure E below, is applicable for rehabilitation of these buildings.</p> <p>Prior to undertaking a rehabilitation project in the Project Area, the project sponsor would prepare, or cause to be prepared, a historic structure(s) report (HSR) for the historic resource. The HSR would set forth the history of the resource, describe its existing condition, make recommendations for repair, rehabilitation, replacement, reconstruction, and other treatments based on the Secretary of the Interior's <i>Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings</i> or the Secretary of the Interior's <i>Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i>. The HSR would act as a guide to the rehabilitation plan for the building(s).</p> <p>The historic structure(s) report (HSR) would be prepared by a licensed architect who meets the qualifications for Historical Architect as set forth in the Secretary of the Interior's <i>Historic Preservation Professional Qualification Standards</i>, published in the Federal Register, June 20, 1997 (Volume 62, Number 119).</p> <p>The project sponsor would retain the services of a Historical Architect as a member of the design team for the proposed rehabilitation project. The Historical Architect could be the same Historical Architect who prepared the historic structure(s) report (HSR), without encountering a conflict of interest.</p> <p>If not the project architect, the Historical Architect would review the rehabilitation plans prepared by the project architect for compliance with the Secretary of the Interior's <i>Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings</i> or the Secretary of the Interior's <i>Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i>, and Section 1111.6. Standards and Requirements for Review of Applications for Alterations (Article 11). The Historical Architect would make a report to the Landmarks Preservation Advisory Board at the time the Board commences its review of the proposed project under Section 1111.2 of Article 11.</p>



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**TABLE C-1 (CONTINUED)**  
**COMPARISON OF MITIGATION MEASURES**

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**Mitigation Measures From the SOM Plan  
Amendment Proposal FEIR**

**Mitigation Measures from the 2004 Supplement to the  
SOM Plan Amendment Proposal FEIR**

**VISUAL QUALITY AND SHADOWS**

**Project-specific measures that would be required as part of the plan.**      **No change.**

In order to minimize shadow impacts on public open spaces under the jurisdiction of the Department of Recreation and Park, the Redevelopment Agency would adopt Section 295 of the City Planning Code as part of the Redevelopment Plan. As a result, any building design proposed for a height over 40 feet could be changed if potential shadow impacts would be significant.

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PLACE  
POSTAGE  
HERE

San Francisco Redevelopment Agency  
770 Golden Gate Avenue  
San Francisco, CA 94102

Attn: Lisa Zayas-Chien, Senior Planner  
South of Market Redevelopment Plan Amendment

PLEASE CUT ALONG DOTTED LINE

RETURN REQUEST REQUIRED FOR FINAL  
ENVIRONMENTAL IMPACT REPORT

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REQUEST FOR FINAL ENVIRONMENTAL IMPACT REPORT

TO: San Francisco Redevelopment Agency

Please send me a copy of the Final EIR.

Signed: \_\_\_\_\_

Print Your Name and Address Below

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